WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150088217 DEEDWARR
Recvd: 10/16/15 10:37 2 pgs
Fees:13.00 Taxes:1013.43
20151016-0105309

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Georgia Fortenberry	Same as New Owner	172-03-0-A-146.00 CO
(NAME)	(NAME)	
5924 Woodlands Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Southeastern Development Enterprise LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Georgia Stergiou Fortenberry, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 118 on the Final Plat of The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20070705-0080225, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company by Special Warranty Deed from Four M. Partners, a Tennessee general partnership, recorded on the 25th day of June, 2014 in Instrument No. 20140625-0055677, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; all matters appearing on the Plan of record in Instrument No. 20070705-0080225 and Book 6900, page 497; restrictions of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8634, page 224 and Book 8643, page 675; by-laws of record in Book 7334, page 149 and Book 7408, page 289; charter of record in Book 8454, page 246; easements of record in Book 6699, page 752, Book 7917, page 422, Book 6710, page 495, Book 3710, page 495, Book 7091, page 428, Instrument No. 20031124-0170676; Stormwater Detention Agreement of record in Instrument No. 20070702-0078297 and Book 7336, page 3; Deed of Conveyance of record in Book 8541, page 230, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5924 Woodlands Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 9th day of October, 2015.

Southeastern Development Enterprise LLC

By: Bryan D. Spicer
Its: Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an Authorized Agent of Southeastern Development Enterprise LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 9th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 20652

