WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091377 DEEDWARR
Recvd: 10/27/15 10:59 2 pgs
Fees:13.00 Taxes:3829.50
20151027-0109149

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,035,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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
Jeffrey Kirby	Jeffrey Kirby	131-07-0A-002.00-CO
(NAME)	(NAME)	
4507 B Granny White Pike	4507 B Granny White Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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 **Jeffrey Kirby and Bonnie Kirby, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit B, 4507 Granny White Pike Cottages, as shown on Exhibit B of Instrument No. 20141107-0103295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a portion of the property conveyed to Southeastern Development Enterprise LLC, by Warranty Deed from Nancy B. O'Rourke, married, Terrell Gene Boyce, married and Randall Paul Boyce, unmarried, dated July 30, 2014, of record in Instrument No. 20140808-0071571, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4507 B Granny White Pike, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Grantors; all matters appearing on the Plan of record in Plat Book 421, page 118 and 119 and Book 1424, page 29; restrictions of record in Instrument No. 20141107-0103295, Book 1196, page 168 and Book 5151, page 50; Deed of conveyance of record in Book 5172, page 346; all of record in the Register's Office for Davidson County, Tennessee.

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 23rd day of October, 2015.

SOUTHEASTERN DEVELOPMENT ENTERPRISE LLC

By: Egor Danylov
Its: Member and Chief Executive Officer

State of Tennessee
County of Williamson

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

WITNESS my hand and official at Franklin, Tennessee, seal this 23rd day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 21759

