Warranty Deed

JASMINE D. COCKRELL STATE OF TENNESSEE NOTARY AT LARGE STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $469,900.00. Affiant Subscribed and sworn to before me, this the 13th day of November, 2015. Notary Public My commission expires: 09-10-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dena Benson-Scearce April Benson-Scearce	New Owner	
406B Rudolph Avenue		083-10-0-026.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DENA BENSON-SCEARCE AND APRIL BENSON-SCEARCE WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 238 on the Plan of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Eagle Eye Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Sher Powers of record in Instrument No. 20110401-0025343 Register's Office for Davidson County, Tennessee, dated April 01, 2011 and recorded on April 01, 2011.

Being the same property conveyed to North by Northeast Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Eagle Eye Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140317-0021823 Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on March 17, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 406B Rudolph Avenue, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20150098461 DEEDWARR
Recvd: 11/19/15 11:06 2 pgs
Fees:13.00 Taxes:1738.63
20151119-0117426

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of November, 2015.

North by Northeast Development, LLC

By:_____
Name: Steve Mabee
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steve Mabee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of North by Northeast Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of November, 2015.

_____
Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017