# Warranty Deed

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|  | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $459,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 25th day of July, 2016.<br><br>Notary Public<br><br>My commission expires: 7.3-17 |

**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: |
|---|---|---|
| William N. Andrews<br>Kaitlin L. Andrews | | |
| 2109 Rosecliff Drive | New Owner | 083040P00100CO |
| 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 LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM N. ANDREWS AND KAITLIN L. ANDREWS, HUSBAND AND WIFE,** 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 Unit 2109, Homes at 2109 Rosecliff Drive, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2109 Rosecliff Drive, of record in Instrument No. 20150527-0048744, 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 Lucretia B. Albert and husband, David Christopher Albert by deed from Corinne B. Ross of record in Instrument No. 20010205-0010717 Register's Office for Davidson County, Tennessee, dated January 31, 2001 and recorded on February 5, 2001.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from David Christopher Albert and Lucretia B. Albert, Husband and Wife of record in Instrument No. 20150105-0000961 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 5, 2015.

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 2109 Rosecliff Drive, Nashville, TN 37206.

BILL GARRETT, Davidson County
Trans:T20160064719 DEEDWARR
Recvd: 07/27/16 15:24 2 pgs
Fees:13.00 Taxes:1701.63
20160727-0077471

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 25th day of July, 2016.

North by Northeast Development, LLC

Nathan Weinberg, 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 Nathan Weinberg, 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 25th day of July, 2016.




Notary Public