WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067194 DEEDWARR
Recvd: 08/04/16 09:38 2 pgs
Fees:13.00 Taxes:1184.36
20160804-0080699

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,096.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

VALERIE L. KANE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

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
Stephen T. Tsang	U.S. Bank N.A.	172-03-0-A-140.00 CO
(NAME)	(NAME)	
1700 Boxwood Drive	3180 Rider Trail South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Earth City, MO 63045	
(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 **Stephen T. Tsang and Jessica K. Tsang, 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 all of Lot No. 112, on the Final Plat, The Woodlands Subdivision, Phase 4, Section 1B, of record as Instrument No. 20070705-0080225, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being a portion of the property conveyed to M. Dale McCulloch by Successor Trustee's Deed from Joseph R. Prochaska,Successor Trustee, dated December 12, 2008, of record in Instrument No. 20090128-0007320, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Four M Partners, a Tennessee general partnership, by Quitclaim Deed from M. Dale McCulloch, dated December 31, 2008, of record in Instrument No. 20090128-0007321, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Southeastern Development Enterprise LLC by Special Warranty Deed from Four M Partners, a Tennessee general partnership, dated February 24, 2016, of record in Instrument No. 20160229-0018732, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5948 Woodlands Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20070705-0080225; Restrictions of record in Book 7334, page 109; Book 7408, page 250; Book 7516, page 37; Book 8464, page 463; Book 8622, page 390 and Book 8634, page 224, re-recorded in Book 8643, page 675; Articles of Incorporation/ Charter of record in Book 8454, page 246; Easement for drainage of record in Book 7917, page 722; Easement for sanitary sewers/ storm drainage of record in Instrument No. 20070702-0078297; 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 2nd day of August, 2016.

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 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 2nd day of August, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23240

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017