WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084017 DEEDWARR
Recvd: 09/26/16 09:13 2 pgs
Fees:13.00 Taxes:333.00
20160926-0100870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 3/28/18
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
American Eagle Construction, LLC	American Eagle Construction, LLC	128 12 0B 001.00
(NAME)	(NAME)	
637 Nevins PL	"	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety Thousand And No/100 Dollars ($90,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Greater Middle Tennessee Development Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **American Eagle Construction, LLC**, 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:

Being Lot No. 1, Woodbury Phase 2, of record as Instrument 201404290035945 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee Limited Liability Company dated July 26, 2012 and recorded August 10, 2012 as Instrument No. 20120810-0071790, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 581 Summit Oaks Ct., Nashville, TN 37221

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62163

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, has 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 our hands this 22 day of SEPTEMBER, 2016

Greater Middle Tennessee Development Partnership,
a Tennessee General Partnership

By: Trianon Development Ltd.,
Managing General Partner

BY: _____
Fred M. Stevenhagen, Secretary

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Stevenhagen, 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 Secretary of Trianon Development Ltd., the Managing General Partner for Greater Middle Tennessee Development Partnership, and as such Secretary, he is authorized to execute the instrument on its behalf.

Witness my hand and official seal, this the 22nd of September, 2016.

_____
Notary Public

My Commission Expires: September 7, 2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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