Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Bill Garrett Davidson County
Batch# 15708 DEEDWARR
10/20/2017 09:22:39 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20171020-0107487

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 16th day of October, 2017.

Notary Public

My commission expires:

ANGEL R. BERNHART
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Southeastern Development Enterprise, LLC	**Southeastern Development Enterprise, LLC**	**08600020300**
3775 Hoggett Ford Road	**106 Mission Court, Ste 604 B**	
Nashville, TN 37076	**Franklin, TN 37067**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Joan Lee Williams, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Southeastern Development Enterprise LLC, a Tennessee limited liability company

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, and being a part of Lot No. 5 on the unrecorded plan of lands of Mrs. Frances A. Chandler made by W.H. Lyle, Surveyor, June 27, 1913, and described according to an unrecorded survey made by G. Barry Greer & Associates June 12, 1973, as follows, to wit:

Beginning at a corner post in the northerly margin of Hoggett Ford Road, said point being the southwest corner of the property belonging to Herbert D. Gentry, et ux, by deed of record in Book 4352, page 38, Register's Office for Davidson County, Tennessee, and also being 940 feet more or less in a westerly direction along the northerly margin of Hoggett Ford Road from the right of way of Dodson Chapel Road; thence North 15° 16' 10" West 809.62 feet to an iron pin; thence North 14° 55' 38" West 724.32 feet to a post; thence North 15° 16' 27" West 76.91 feet to a post; thence North 14° 58' 53" West 342.62 feet to a corner post; thence South 78° 40' 58" West 603.19 feet to a corner post; thence South 28° 17' 41" East 746.16 feet to an iron pin; thence North 78° 40' 58" East 381.03 feet to an iron pin; thence South 14° 55' 38" East 432.00 feet to an iron pin; thence South 15° 16' 10" East 792.50 feet to an iron pin in the Northerly margin of the said Hoggett Ford Road South 86° 10' 12" East 52.91 feet to the point of beginning and containing 9.88 acres, more or less.

Being the same property conveyed to Leonard N. Williams, Jr. and wife, Joan Lee Williams, by Warranty Deed from George P. Ray and wife, Anna Ray, dated August 13, 1973, of record in Book 4736, page 793, Register's Office for Davidson County, Tennessee. Leonard N. Williams, Jr. having since passed away on or about August 28, 1977 leaving his vested interest to his surviving spouse, Joan Lee Williams.

This conveyance is subject to taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.

This is improved (X) unimproved (____) property known as 3775 Hoggett Ford Road, Nashville, TN 37076.

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 in 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 hand(s) this 16th day of October, 2017.

Joan Lee Williams

Joan Lee Williams

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Joan Lee Williams, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: DEC 2 7 2017

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON