(3) Return to:

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

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Coreen Newcomb
Affiant

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

Notary Public

My commission expires:

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

Bill Garrett Davidson County
Batch# 15708 DEEDWARR
10/20/2017 09:22:39 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00

20171020-0107489

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Southeastern Development Enter	**NEW OWNER**	**08600013200**
3765 Hoggett Ford Road	**106 Mission Court, Ste. 604B**	
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,

Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton, and Sandy Lueckenhoff

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:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton, and Sandy Lueckenhoff, by Quitclaim Deed dated October 7, 2010, of record in Instrument No. 20101015-0082901, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

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.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 3765 Hoggett Ford Road, Nashville, TN

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.

Bruce Alan Ray
Bruce Alan Ray

George Timothy Ray
George Timothy Ray

Belinda Gail Norton
Belinda Gail Norton

Sandy Lueckenhoff by Belinda Gail Norton
Sandy Lueckenhoff by Belinda Gail Norton
As her Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Bruce Alan Ray and George Timothy Ray, and Belinda Gail Norton, 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.

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

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Belinda Gail Norton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Sandy Lueckenhoff, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney.

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

NOTARY PUBLIC

My Commission Expires: DEC 27 2017

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

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. Five (5) on the unrecorded plan of the lands of Mrs. Frances A. Chandler, made by W. H. Lyle, Surveyor, July 27, 1913, described as follows:

Beginning in the center of Hessey Road at the Southeast corner of the property conveyed to D. G. Chandler, by deed from Frances A. Chandler, of record in Book 454, page 560, Register's Office for said County; thence with his Easterly line North 3° East 600 feet to a stake and North 29(1/2)° West 1314 feet to a cedar stake; thence North 77(1/2)° East 605 feet to a stone in the Westerly line of Lot No. 2; thence with the Westerly line of Lots Nos. 2, 3 and 4 South 16(1/2)° East 1983 feet to the center of Hessey Road; thence with the center of said road North 87° West 532 feet to the beginning containing 19.3 acres more or less.

Less and except that portion of property conveyed to Leonard N. Williams, Jr. and wife, Joan Lee Williams, by Warranty Deed dated August 13, 1973, recorded in Book 4736, page 793, Register's Office for Davidson County, Tennessee.

Also less and except that portion of property conveyed to Bruce Ray and wife, Sherry Ray, by Warranty Deed dated December 13, 2005, recorded in Instrument No. 20060111-0004328, and corrected and re-recorded in Instrument No. 20060607-0067660, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to George P. Ray and wife, Anna Ray, by Warranty Deed from Irene Wright, a widow, dated March 31, 1969, of record in Book 4322, page 575, Register's Office for Davidson County, Tennessee. A portion of the property was conveyed by Quitclaim Deed (to create two separate tracts) from George P. Ray and wife, Anna Ray, and W. G. Traber, Trustee, to George P. Ray and wife, Anna Ray, dated July 6, 1984, of record in Book 6338, page 462, Register's Office for Davidson County, Tennessee. George P. Ray died, whereupon Anna Ray became the sole owner of said property as the surviving tenant. AND Being the same property conveyed to Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton and Sandy Lueckenhoff by Quitclaim Deed from Anna Ray, dated October 7, 2010, of record in Instrument No. 20101015-0082901, Register's Office for Davidson County, Tennessee.