39B

WARRANTY DEED

Bill Garrett Davidson County
Batch# 41871 **DEEDWARR**
12/27/2017 03:35:02 PM 2 pgs
Fees: $13.00 Taxes: $965.03

20171227-0131522

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,820.00

Lydia Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 5/8/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA V. POSTON DAVIDSON COUNTY WILLIAMSON

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
Tripper Ryder	Wells Fargo	086-12-0-B-010.00 CO
(NAME)	(NAME)	
1342 Sula Dr.	101 N. Phillips Ave	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Sioux Falls, SD 57104	
(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 **Tripper Ryder and Sarah Derr, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 10 as shown in Exhibit A-1 of the Declarations of Covenants, Conditions, and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being a portion of the same property conveyed to Southeastern Development Enterprise LLC, by Warranty Deed from The Estate of Bessie Lee Ewin, Davidson County Probate Court Docket Number 10P1607, by Marilyn B. Bryant Co-executor and Al C. Ewin Jr. Co-executor, Mary V. Ewin, Doyle A. Brooks, Dorothy C. Mitchell, Alma L. Stinson, George W. Brooks, Carrie B. Washington, James Clayton Brooks, By Al Ewin, Jr., Attorney In Fact, dated June 9, 2014, of record in Instrument No. 20140613-0051741, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1342 Sula Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Declaration of Covenants, Conditions and Restrictions, Plat, Charter and Bylaws for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123638, amended in Instrument No. 20161123-0124072, and in 20161130-0125792; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160407-0033392; Final Plat of the Tulip Grove addition of record in Instrument No. 20161123-0123502; Grant of Easement of record in Instrument No. 20170717-0071699; 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 22nd day of December, 2017.

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 22nd day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 26820

MISTY M. THOMPSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-23-2019