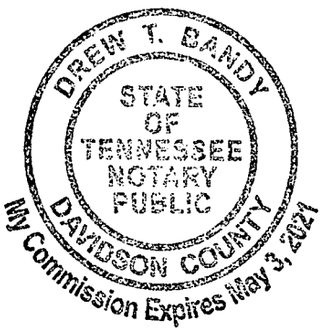
Bill Garrett Davidson County
Batch# 56269 DEEDWARR
02/07/2018 02:50:02 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180207-0012499

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the ~~5th day~~ of February, 2018.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ryan Thomas Elizabeth Thomas	SWBC MORTGAGE	
1406 Janie Ave.	9311 SAN PEDRO #100	06116037600
Nashville, TN 37216	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NORTH BY NORTHEAST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN THOMAS AND ELIZABETH THOMAS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 1 on the Plan of Resubdivision of Lot 19, Block E, Country Club Estates, of record in Instrument No. 20161117-0121368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Derek R. Sanders and Leigh Anne Sanders, husband and wife by Quitclaim deed from Derek R. Sanders, a married man, and Leigh Anne Castleman nka Leigh Anne Sanders, a married woman, of record in Instrument No. 20120806-0070003, Register's Office for Davidson County, Tennessee, dated July 31, 2012 and recorded on August 06, 2012.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from Derek R. Sanders and Leigh Anne Sanders, husband and wife, of record in Instrument No. 20161128-0124704, Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2018.

North by Northeast Development, LLC

Nathan Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of North by Northeast Development, LLC, a Tennessee limited liability company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2018.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public

My Commission Expires: