Bill Garrett Davidson County
Batch# 75637 DEEDWARR
04/03/2018 08:00:44 AM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20180403-0030713

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $324,900.00. Affiant Subscribed and sworn to before me, this the 29th day of March, 2018. Notary Public My commission expires: 5-3-21

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:
Edwin Raymond Lauderback	USAA FEDERAL SAVINGS BANK	
1040 Maynor Avenue	10750 McDERMOTT FWY	072-06-0Z-005.00-CO
Nashville, TN 37216	SAN ANTONIO, TX 78288	

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 **EDWIN RAYMOND LAUDERBACK**, 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 Unit No. 5, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at 1032 Maynor Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160226-0018513, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property, together with interest in any common area.

Being a portion of the same property conveyed to North by Northeast Development, LLC by Warranty deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA of record in Instrument No. 20150624-0060751 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 24, 2015.

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.

This is improved property known as 1040 Maynor Avenue, Nashville, TN 37216.

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 29th day of March, 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 29th day of March, 2018.

Notary Public

My Commission Expires: 5-3-21

