RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1810459

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RU 18-1706

WARRANTY DEED

Bill Garrett Davidson County
Batch# 101941 **DEEDWARR**
06/07/2018 12:05:27 PM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20180607-0054756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Melissa Jansen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH day of June, 2018.

Stephanie Dome
NOTARY PUBLIC

My commission expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mattye L. Adams 1706 Pecan Street Nashville, TN 37208	new owner	

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($329,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SOUTH EASTERN CAPITAL INVESTMENTS, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MATTYE L. ADAMS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Declaration Establishing A Horizontal Property Regime for 1708A and 1708B Pecan Street Townhomes, being of record at Instrument No. 20170314-0024947, as amended at Instrument No. 201705160048415, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said property.

Being a portion of that same property conveyed to South Eastern Capital Investments, LLC, a Tennessee Limited Liability Company, by deed from Integrity First Development Group, LLC, a Tennessee Limited Liability Company, dated December 23, 2016 and recorded on December 27, 2015 at Instrument NO. 20161227-0135377, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of June, 2018.

SOUTH EASTERN CAPITAL INVESTMENTS, LLC

By: Austin M. Jabali
Its: Member

By: Corey K. Campbell
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Austin M. Jabali and Corey K. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members of South Eastern Capital Investments, LLC, the within named bargainor and that they as such Members, executed the foregoing instrument for the purposes therein contained by signing the name of the company by themselves as, Members

WITNESS my hand and seal, this the 1st day of June, 2018.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19