WARRANTY DEED

Karen Johnson Davidson County
Batch# 266566 DEEDWARR
08/05/2019 10:26:44 AM 2 pgs
Fees: $13.00 Taxes: $1,244.89

20190805-0077214

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,455.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st day of July 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

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
Francis Steven Tunney	Interlinc Mortgage Services LLC	086-14-0-D-005.00 CO
(NAME)	(NAME)	
133 Hermitage Point Drive	10613 W. Sam Houston Pkwy. N., Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77064	
(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 **Francis Steven Tunney, an unmarried man and Jason K. Kwiatkowski, an unmarried man,** 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:

Being Lot 5, as shown on the Hermitage Point, Phase 1, Cluster lot Subdivision, plat of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a full and complete description thereof.

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. Also being a portion of 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. AND being a portion of the property conveyed to Southeastern Development Enterprise LLC, a Tennessee limited liability company, by Warranty Deed from Bruce Alan Ray, George Timothy Ray, Belinda Gail Norton and Sandy Lueckenhoff, dated October 16, 2017, of record in Instrument No. 20171020-0107489, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 133 Hermitage Point Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20051122-0140869, Register's Office for County, Tennessee, including public utility easement and reserved areas for future septic systems; Agreement for sewer easement of record in Instrument No. 20180713-0068258; Declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20180713-0068425; Declaration of Covenants, Conditions and Restrictions for Hermitage Point of record in Instrument No. 20190221-0015921 and amended in Instrument No. 20190610-0054976; All matters appearing on the Plan of record in Plat Book filed as Instrument No. 20190225-0016873; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 31st day of July, 2019.

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 31st day of July, 2019.

Notary Public
My Commission Expires: _____

File No.: 29160

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2023