WARRANTY DEED

Karen Johnson
Batch# 273326
08/19/2019 09:59:23 AM
Fees: $13.00 Taxes: $1,132.70

Davidson County
DEEDWARR
2 pgs

20190819-0082750

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,135.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Janelle Sandefur Edwards	United Wholesale Mortgage ISAOA	086-14-0-D-004.00 CO
(NAME)	(NAME)	
129 Hermitage Point Drive	585 South Blvd. E.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341-3163	
(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 **Janelle Sandefur Edwards, single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 4, 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 129 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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; 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 15th day of August, 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 15th day of August, 2019.

Notary Public
My Commission Expires: _____

File No.: 29580

