WARRANTY DEED

Karen Johnson Davidson County
Batch# 302608 DEEDWARR
10/18/2019 10:09:06 AM 2 pgs
Fees: $13.00 Taxes: $1,653.99

20191018-0106835

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,023.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 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
Erin Lane		086-14-0-D-009.00 CO
(NAME)	(NAME)	
149 Hermitage Point Drive	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **Erin Lane and Amin Salemi, wife and husband,** 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 9, 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 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 149 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; 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 October, 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 October, 2019.

Notary Public
My Commission Expires: _____

File No.: 29669

