Realty Tax 484

07

Davidson County DEEDWARR
Recvd: 01/06/03 11:31 3pgs
Fees:18.00 Taxes:275.03

20030106-0001804

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
MOORELAND TITLE COMPANY, LLC
700 Craighead Street, Suite 107
Nashville, Tennessee 37204
(615) 386-8312

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $74332.00

Connie G. Madden
AFFIANT

Subscribed and sworn to before me, this 30th day of December 2002.

Carol R Kuen
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 11/30/04

Address New Owners as Follows:
Genady's Construction, Inc.
5525 Nevil Pointe
Brentwood, TN 37027

Send Tax Bills To:
Same
November 30, 2002

Map-Parcel Number:
172-04-0-A
90 + 91

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

HIGHLANDS OF BRENTWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("Grantor") does hereby bargain, sell, transfer and convey unto GENADY'S CONSTRUCTION, INC. ("Grantee") its successors and assigns, property located in Brentwood, Davidson County, Tennessee and more particularly described as follows

Land in Davidson County, Tennessee being, Lot Nos. 80 and 81 on the Plan of Phase Three, Highlands of Brentwood, (formerly Brentwood Highlands) as of record in Instrument No. 200109200101749, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Highlands of Brentwood, LLC, a Tennessee Limited Liability Company by deed of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on Exhibit A attached hereto.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to GENADY'S CONSTRUCTION, INC., its successors and assigns, forever.

AND HIGHLANDS OF BRENTWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY does hereby covenant with GENADY'S CONSTRUCTION that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND HIGHLANDS OF BRENTWOOD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY does further covenant and bind itself, its heirs, representatives and assigns to warrant and forever defend the title to said land to GENADY'S CONSTRUCTION, INC., its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 30th day of December 2002.

Highlands of Brentwood, LLC, a Tennessee Limited Liability Company

By: _____
G. Allen Patton, President
Lot Nos. 80 and 81

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Highlands of Brentwood, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Tennessee Limited Liability Company by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of December 2002.

_____
NOTARY PUBLIC

My Commission Expires: 3.6.06

Phillip Davis Alexander
NOTARY PUBLIC AT LARGE
My Commission Exp. March 6, 2006
Williamson County, Tennessee

EXHIBIT A
Permitted Encumbrances

1. County Taxes for subsequent years.

2. All matters shown on the Plan of record in Book 9700, Page 773, as revised in Book 9700, Page 857 and the Plan of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage and any temporary construction easements as contained in an instrument of record in Book 7461, Page 805, Register's Office for Davidson County, Tennessee. Note: Said easement states that it voids, vacates and supercedes the easement of record in Book 7379, Page 28, Register's Office for Davidson County, Tennessee.

4. Easement and restrictions contained in Special Warranty Deed and Reservation of Grant of Easement reserved in the deed from Almo Properties, LLC, a California Limited Liability Company of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee. .

5. Homeowners Association Charter of record in Book 11595, Page 872, Register's Office for Davidson County, Tennessee.

6. Restrictive Covenants and Declaration of Covenants, Conditions and Restrictions of record in Book 11189, Page 612, Book 11356, Page 815, Book 11629, Page 906, Instrument No. 20020722-0087704 and Instrument No. 200211210144877, Register's Office for Davidson County, Tennessee.

7. Easement for Ingress and Egress of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

8. Easement for Bell South of record in Book 11608, Page 467, Register's Office for Davidson County, Tennessee.

9. Quitclaim Deeds for open space of record in Book 11629, Page 909 and in Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.