McCann Hubbard

Pick Up

McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY: **Hugh W. Entrekin** **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street AmSouth Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater for this transfer is $393,177.00 AFFIANT Subscribed and sworn to before me this 18th day of June, 2007 NOTARY PUBLIC My Commission Expires: 9/16/09

Carlton Brumwright
State of Tennessee Notary Public
Williamson County

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**		
		(Dav. County)		(Wm. County)
Brookhaven Development, LLC		186-4-A-3.00		33 F-A-9.00
321 Billingsly Court	SAME	186-4-A-18.00	&	33 F-A-10.00
Suite 1		186-4-A-24.00		
Brentwood, Tennessee 37027		186-4-A-27.00		
		186-4-A-34.00		

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,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Brookhaven Development, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson County and Williamson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot Nos. 188, 203, 209, 212 & 219, on the Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557 Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 06/25/07 15:52 3 pgs
Fees:17.00 Taxes:0.00
20070625-0075890

AND:

Land in Williamson County, Tennessee, Being Lot Nos. 223 & 224 on the Revised Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Plat Book 46, page 30, Register's Office for Williamson County, Tennessee and as recorded in Instrument No. 20060315-0029572, corrected in Instrument No. 20060427-0048557 Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Burkitt Place Development, LLC, by deeds of record in Book 3657, page 358 and Book 3657, page 367, Register's Office for Williamson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to BROOKHAVEN DEVELOPMENT, LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with BROOKHAVEN DEVELOPMENT, LLC, 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 BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to BROOKHAVEN DEVELOPMENT, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot Nos. 188, 203, 209, 212 & 219 – Burkitt Place Subdivision, Phase 1A, Section 1, Antioch, TN (Davidson County) and Lot Nos. 223 & 224 – Burkitt Place Subdivision, Phase 1A, Section 1, Nolensville, TN (Williamson County)

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of June, 2007.

Burkitt Place Development, LLC

By: _____

G. Allen Patton, Chief Manager

Lot Nos. 188, 203, 209, 212, 219, 223 & 224 – Burkitt Place, Phase 1A, Section 1

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 Burkitt Place Development, 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 Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 15th day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

This conveyance is made subject to:

Permitted Encumbrances

1. Property Taxes for 2007 and all subsequent years, a lien not yet due and payable.
2. All matters shown on the plat of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Notice of Greenbelt assessments of record in Book 8880, page 387, Register's Office for Davidson County, Tennessee.
8. Easement granted to United Telephone Company of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.
9. All matters shown on the plat of record in Plat Book 46, page 30, Register's Office for Williamson County, Tennessee.
10. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, amended in Book 4166, page 667, Register's Office for Williamson County, Tennessee.
11. Easement and Contribution Agreement of record in Book 3657, page 344, Register's Office for Williamson County, Tennessee.
12. Easement Agreement of record in Book 3855, page 402, Register's Office for Williamson County, Tennessee.
13. Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement, of record in Book 3678, page 723, Register's Office for Williamson County, Tennessee.
14. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, Register's Office for Williamson County, Tennessee.
15. Right of Way Easement of record in Book 3940, page 211, Register's Office for Williamson County, Tennessee.

BK/PG:4302/567-569

07029265

DEED	
06/25/2007	12:50 PM
BATCH	102410
MTG TAX	0.00
TRN TAX	1454.75
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	1472.75

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS