Davidson County DEEDWARR
Recvd: 02/19/09 11:00 2 pgs
Fees:13.00 Taxes:925.00
20090219-0014417

THIS INSTRUMENT PREPARED BY:
Yvette Lyn Meldrum, Esq.
Mid-State Title & Escrow, Inc.
128 Holiday Court, Suite 125
Franklin, Tennessee 37067

ADDRESS NEW OWNER
Timothy Mortimer
124 Aarons Cress Boulevard
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

MAP PARCEL
087-10-A-9.00 CO

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me this the 13th day of February 2009

Carol L. McArthur
Notary Public

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

My Commission Expires: July 25, 2012

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 and sufficiency of which are hereby acknowledged, **Sahara Builders, LLC, a Tennessee limited liability company,** hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Timothy Mortimer and wife, Jennifer K. Mortimer**, hereinafter called "GRANTEE," his heirs and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

Property being in the County of Davidson and State of Tennessee, to wit:

Being Lot Number 109, Aarons Cress, Phase 1-A, a Cluster Lot Development of record in Plat Instrument Number 20061219-0156396, Register's Office for Davidson County, Tennessee, of which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sahara Builders, LLC by Successor Trustee's Deed as of record in Instrument No. 20080320-0028014 and as replaced and substituted in Instrument Nol.20080930-0099125, Register's Office for Davidson County, Tennessee.

The Property is transferred subject to these limitations, restrictions, and encumbrances appearing of public record.

This is improved property known as 124 Aarons Cress Boulevard, Hermitage, TN 37076.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed herein and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind themselves, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. 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.

WITNESS its hand this, the 13th day of February 2009.

GRANTOR:

Sahara Builders, LLC

BY: _____ 2/13/09
John Barry Spedale, Chief Manager

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Barry Spedale aka John B. Spedale with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself Chief Manager of Sahara Builders, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company himself as Chief Manager of said company.

Witness my hand and official seal, this the 13th day of Feb, 2009.

_____
Notary Public

My Commission Expires: 7-2-12

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY