Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nekel R. Thaxton Jasper Thaxton 164 Blackpool Drive Antioch, TN 37013	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	173-10-0-C-016.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVISDON
The actual consideration or value, whichever is greater, for this transfer is **$212,561.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100001975 DEEDWARRSP
Recvd: 01/11/10 13:51 3 pgs
Fees:18.00 Taxes:786.48
20100111-0002519

Subscribed and sworn to before me this 8th day of January, 2010.

C. M. GORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires MAR. 4, 2013
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harvest Homes, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Nekel R. Thaxton and husband, Jasper Thaxton, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 16 on the Plan of Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed to Harvest Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from Urban Land Development, LLC, a Tennessee limited liability company, dated March 28, 2008, of record in Instrument No. 20080403-0033658, Register's Office for Davidson County, Tennessee.

This is improved property located at: **164 Blackpool Drive, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **8th** day of **January, 2010.**

Harvest Homes, LLC

By: **James Darby**
It's: **Vice Manager**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James Darby** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Vice Manager** of **Harvest Homes, LLC,** the within named bargainor, a limited liability company, and that such **James Darby**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Vice Manager.**

Witness my hand and Seal at office on the **8th** day of **January, 2010.**

J. M. [illegible]

Notary Public

My Commission Expires:



My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Delvin Downs, Phase 1, as recorded in Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070807-0094340, Register's Office for Davidson County, Tennessee.

5. Quit Claim Deed for common areas to the of record in Instrument No. 20090219-0014582, Register's Office for Davidson County, Tennessee.

6. Charter for the Delvin Downs Homeowners Association of record in Instrument No. 20070824-010150, Register's Office for Davidson County, Tennessee.

7. Right of Way Deed of record in Book 2739, page 637, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20060406-0039484, Register's Office for Davidson County, Tennessee.