BILL GARRETT, Davidson County
Trans:T20100019163 DEEDWARRSP
Recvd: 04/01/10 14:33 2 pgs
Fees:13.00 Taxes:333.00
20100401-0024578

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| **THIS INSTRUMENT PREPARED BY:**<br>**Hugh W. Entrekin**<br>**TUNE, ENTREKIN & WHITE, P.C.**<br>Suite 1700, Regions Center<br>315 Deaderick Street<br>Nashville, Tennessee 37238<br>615) 244-2770 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON)<br>The actual consideration or value, whichever is greater for this transfer is $90,000.00.<br><br>AFFIANT<br>Subscribed and sworn to before me, this 22nd day of March, 2010.<br><br>NOTARY PUBLIC<br>My Commission Expires: 6/3/2013 |

LINDA F. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES

**Address New Owners as Follows:**
**CITIZENS HOMES, INC.**
800 4th Avenue South
Nashville, TN 37210

**Send Tax Bills To:**
SAME

**Map-Parcel Number:**
Map 149-15A
Parcels 390, 403, and 419 CO

## 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,

**DANCO PROPERTY INVESTMENTS, L.L.C. a Tennessee limited liability company** ( "Grantor") does hereby bargain, sell, transfer and convey unto **CITIZENS HOMES, INC., a Delaware corporation** ("Grantee") its successors and assigns, property located in Nashville Davidson County, Tennessee and more particularly described as follows:

**Land in Davidson County, TN being Lots No. 98, 111, and 127 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 200701030001061 recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

This being part of the same property conveyed to DANCO PROPERTY INVESTMENTS, L.L.C., by Warranty Deed from Double M Partners LLC of record in Book 11680, Page 863, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Current years taxes; Easement for telephone line of record in Book 1207, page 529; Right-of-Way Easement and private road agreement in Book 1147, page 148; Easement for Sanitary Sewer and/or Storm Drainage in Book 7453, page 445; Sewer Easement in Book 8795, page 158; Storm Water Detention Agreement in Book 7632, page 962; Agreement for Use and Maintenance of a Private Road in Book 1147, page 148; Declaration of Covenants, Conditions and Restrictions in Instrument No. 20020221-0022797, and all amendments thereto

including without limitation amendments recorded in Instruments 200610250132073, 200612080152145, 200704090041417, and 20100224-0014189,; By-Laws in Instrument No. 20020221-0022798; Charter for Homeowners Association of record in Book 10343, Page 769, said Register's Office; and any and all matters as shown on Any and all matters as shown on Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 200701030001061, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CITIZENS HOMES, INC.**, its successors and assigns, forever.

AND **DANCO PROPERTY INVESTMENTS, L.L.C.** does hereby covenant with the said **CITIZENS HOMES, INC.**, 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 **DANCO PROPERTY INVESTMENTS, L.L.C.** does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to the said **CITIZENS HOMES, 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 22nd day of March, 2010.

**DANCO PROPERTY INVESTMENTS, L.L.C.**

By: _____
**Austin Daniel, Managing Member**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Austin Daniel, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Managing Member of **DANCO PROPERTY INVESTMENTS, L.L.C.**, a Tennessee limited liability company , the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **DANCO PROPERTY INVESTMENTS, L.L.C.** as Managing Member.

WITNESS my hand and official seal at office this 22nd day of March, 2010.

_____
Notary Public

My Commission Expires: 6/3/2013.

CINDA F. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
6/3/2013