Davidson County DEEDWARRSP
Recvd: 12/30/11 15:10 3 pgs
Fees:18.00 Taxes:632.37
20111230-0102371

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle, Suite B-2
Brentwood, TN 37027
(615) 376-9400

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $170,910.00

AFFIANT

Subscribed and sworn to before me, this 28th day of December, 2011.

NOTARY PUBLIC

My Commission Expires: _____

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN. My Commission Expires MAR. 4, 2013

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Hidden Vally Homes, LLC 641 Old Hickory Blvd., #22 Brentwood, TN 37027	SAME	171-07-0B-004.00

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,

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

Land in Davidson County, Tennessee, being Lot No. 204 on the Final Plan of Annandale, Phase 1, of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Wolf Chase Development, LLC, by deed of record in Instrument No. 20050331-0035197, Register's Office for Davidson County, Tennessee.

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

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

This is (X) unimproved ( ) improved property known as: Lot No. 204 -Annandale Subdivision, Section 1, Brentwood, TN 37027

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 28th day of December, 2011

Wolf Chase Development, LLC

By: _____

G. Allen Patton, Chief Manager

Lot No. 204 - Annandale Subdivision, 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 Wolf Chase 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 Wolf Chase Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 28th day of December, 2011

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.
Signature

State of Tennessee
County of Davidson

Personally appeared before me, BRAD LAYHER, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

B L
Notary's Signature

My Commission Expires: NOV 3, 2015
Notary' Seal (if on paper)

