**NEW OWNER:**

**WRIGHT FARMS, L.L.C.**
**9641 LEBANON ROAD**
**MT. JULIET, TN 37122**

**SEND TAX BILLS TO:**
**NEW OWNER**

**Map 086**
**Group 120A**
**Parcel 11600CO**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
**FILE NO: 12-0631**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120061423 DEEDWARRSP
Recvd: 08/17/12 09:09 2 pgs
Fees:13.00 Taxes:203.50
20120817-0073742

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten 00/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **WRIGHT FARMS, L.L.C., a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 2nd Civil District of DAVIDSON County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 116 on the plat entitled, "Resubdivision of Open Space "B", Section One and Lot 23 and Open Space "C", Section Two, Tulip Grove Pointe", as shown on the plat of the same of record in Instrument No. 20120515-0041997, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company by Warranty Deed from EARHEART REALTY & CONSTRUCTION CO., INC., a Tennessee corporation, dated June 29, 2004, and of record in Instrument No. 20040630-0077759, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY which has the address of **208 WINDMILL TRAIL, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20120515-0041997, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be paid by Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer, this 13th day of August, 2012.

UNIVERSAL BUILDERS, LLC

By:_____
ROBERT E. EARHEART, JR.
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ROBERT E. EARHEART, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **UNIVERSAL BUILDERS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 13th day of August, 2012.

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

My commission expires:_____

**********

The actual consideration or value, whichever is greater, for this transfer is 55,000.00.

AFFIANT

Sworn to and subscribed to before me this 13th day of August, 2012.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY