BILL GARRETT, Davidson County
Trans:T20130004675 DEEDWARRSP
Recvd: 01/17/13 08:38 2 pgs
Fees:13.00 Taxes:665.63

20130117-0005473

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 $179,900.00

Becky Subotichi
AFFIANT

Subscribed and sworn to before me, this 01st day of December, 2012.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

My Commission Expires: 12-28-15

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Legend Homes, LLC 7123 Crossroads Blvd. Brentwood, TN 37027	SAME	171-07-0B-01100CO

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 **Legend 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. 211 on the Final Plan of Annandale, Section I, 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.

This conveyance is subject to the following matters:

1. All matters shown on the plat of record in Instrument No. 20051209-0148093, Register's Office for Davidson County, Tennessee.
2. All matters shown on the plat of record in Book 6200, Page 624, Register's Office for Davidson County, Tennessee.
3. Letter from Metroplitan Government limiting use of sewage and absorption systems of record in Book 5640, Page 480, Regsiter's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 200408250102573 and Instrument No. 20050526-0059633, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Annandale of record in Instrument No. 20051128-0142346, Register's Office for Davidson County, Tennessee.
6. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.

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

AND WOLF CHASE DEVELOPMENT, LLC does hereby covenant with LEGEND 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 LEGEND 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. 201 -Annandale Subdivision, Section 1 Brentwood, TN 37027

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 31st day of December, 2012

Wolf Chase Development, LLC

By: _____
G. Allen Patton, Chief Manager
Lot 211 Annandale, 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 31st day of December, 2012.

Linda J. Ott
NOTARY PUBLIC

My Commission Expires: 12-28-13

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY