Address New Owner:	Map-Parcel Numbers	Send Tax Bills To:
17851 N. 85th Street Suite 300 Scottsdale, AZ 85255	See Exhibit C for List of Applicable Map/Parcel Nos.	17851 N. 85th Street Suite 300 Scottsdale, AZ 85255

BILL GARRETT, Davidson County
Trans:T20130076631 DEEDWARR
Recvd: 09/05/13 08:03 8 pgs
Fees:43.00 Taxes:14820.21
20130905-0093414

This instrument prepared by:
Bradley Arant Boult Cummings LLP (bw)
1600 Division Street, Suite 700
Nashville, TN 37203

Warranty Deed

(Ravenwood)

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, E. PHILLIPS DEVELOPMENT, LLC, a Tennessee limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey to MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation (the "**Grantee**"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $4,005,462.00.

Affiant

Subscribed and sworn to before me this 4th day of September, 2013.

DOROTHY L. SCURLOCK STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 8/17/15

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of September, 2013.

E. PHILLIPS DEVELOPMENT, LLC, a Tennessee limited liability company

By: H. Jason Phillips

Title: President

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Michaela Procter, Notary Public, H. Jason Phillips, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is president of E. Phillips Development, LLC, a Tennessee limited liability company, and is authorized to execute this instrument on behalf of said company.

WITNESS my hand, at office, this 3rd day of September, 2013.

Michaela Procter

Notary Public

My Commission Expires: 4-19-2017

MICHAELA PROCTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Exhibit A

Legal Description

TRACT I

Being a parcel of land in the Second Civil District of Davidson County, Hermitage, Tennessee. Being a portion of Ravenwood Club of record in Book 3374, Page 566, R.O.D.C., located west of Lebanon Road, north of Stones River and being more particularly described as follows:

BEGINNING at an iron pin in the north margin of Stones River Road in the east line of said Ravenwood Club, said pin being 515.53 feet along said margin from the westerly margin of Lebanon Road; thence, with Stones River Road N 71° 10 min. 42 sec. W, 75.29 feet to a point; thence, with a curve concave to the south having a central angel of 09° 24 min. 44 sec., a radius of 566.50 feet and a chord of N 76° 53 min. 29 sec. W, 92.96 feet for an arc length of 93.06 feet to a point; thence, N 82° 36 min. 115 sec. W, 249.46 feet to a point; thence, leaving said margin and severing Ravenwood Club, N 47° 58 min. 51 sec. E, 216.07 feet to a point in a fence; thence, severing Ravenwood Club and generally following a fence and areas not maintained within golf course the following calls: N 30° 05 min. 23 sec. W, 139.09 feet; N 14° 34 min. 59 sec. W, 336.06 feet; N 55° 19 min. 14 sec. W, 380.09 feet; N 54° 23 min. 09 sec. W, 236.74 feet; N 49° 39 min. 37 sec. W, 94.31 feet; S 31° 01 min. 17 sec. W, 133.57 feet; N 62° 52 min. 59 sec. W, 124.09 feet; N 24° 08 min. 35 sec. W, 110.80 feet; N 56° 41 min. 20 sec. W, 88.89 feet; N 39° 38 min. 47 sec., W 96.04 feet; N 10° 58 min. 58 sec. E, 188.71 feet; N 15° 33 min. 55 sec. W, 150.68 feet; N 26° 36 min. 27 sec. W, 204.89 feet; S 39° 44 min. 51 sec. W, 225.77 feet; S 52° 53 min. 11 sec. W, 526.55 feet; S 57° 48 min. 06 sec. W, 110.32 feet; S 03° 32 min. 19 sec. E, 771.7 feet; S 50° 40 min. 47 sec. W, 80.85 feet; S 04° 16 min. 31 sec. W, 104.21 feet; N 82° 52 min. 38 sec. W, 159.42 feet; N 71° 14 min. 10 sec. W, 54.79 feet; N 37° 48 min. 11 sec. W, 126.60 feet; N 84° 07 min. 08 sec. W 128.18 feet; N 04° 38 min. 44 sec. E, 209.47 feet; N 06° 08 min. 42 sec. E, 334.12 feet; N 52° 21 min. 01 sec. E, 1343.69 feet to an iron pin in the south line of First American National Bank of record in Book 2098, Page 161, R.O.D.C.; thence, with said Bank line and fence line the following calls: s 80° 02 min. 18 sec. E, 223.74 feet; S 74° 22 min. 42 sec. E, 224.66 feet; S 73° 12 min. 31 sec. E, 412.47 feet to a point; thence, with the west line of Lots 21 thru 26 of Section One, Stones River Estates of record in Book 3106, Page 51, R.O.D.C., the following calls: S 07° 01 min. 13 sec. W, 120.39 feet to an iron pin; S 18° 24 min. 33 sec. E, 293.24 feet to an iron pin; S 17° 48 min. 44 sec. E, 302.71 feet to a point; S 14° 51 min. 08 sec. E, 210.36 feet to a point in the west line of Vera V. Friddell of record in Book 8997, Page 411, R.O.D.C.; thence, with said Friddell line the following calls: S 16° 31 min. 35 sec. E, 183.78 feet to a point; S 26° 03 min. 02 sec. E, 14.83 feet to an iron pin; S 79° 08 min. 09 sec. E, 202.73 feet to a point; S 82° 38 min. 48 sec. E, 304.55 feet to a point; thence, with the west line of Pine Brook Associates, L.P., of record in Book 11334, Page 571, R.O.D.C., S 07° 41 min. 48 sec. W, 634.61 feet to an iron pin; thence, with the west line of Nora Cantrell of record in Book 1104, Page 120, R.O.D.C., s 08° 25 min. 55 sec. W, 494.69 feet to the point of beginning, as described according to a survey prepared by William C. Cockrill, TN Lic. No. 1401, of Barge, Waggoner, Sumner and Cannon, Inc., 211 Commerce Street, Ste. 600, Nashville, TN 37201, dated April 13, 2004.

Being part of the same property conveyed to E. PHILLIPS DEVELOPMENT, LLC, by deed from FWB INVESTMENTS, L.L.C., of record in Instrument No. 20060801-0093487, dated July 28, 2006, said Register's Office.

INCLUDED in the above description but specifically excluded therefrom is all the property included in the following plats:

1. The Reserve At Stone Hall (Formerly Eversong At Ravenwood) Phase 1, Section 1a of record in Instrument No. 20081208-0118331, amended in Instrument No. 20091005-0092019, said Register's Office.

2. The Reserve At Stone Hall, Phase 1, Section 1b of record in Instrument No. 20110317-0020906, said Register's Office.

3. The Reserve At Stone Hall (Formerly Eversong At Ravenwood) Phase 1, Section 2c of record in Instrument No. 20130117-0005495, said Register's Office.

4. The Reserve At Stone Hall (Formerly Eversong At Ravenwood) Phase 1, Section 2a of record in Instrument No. 20130116-0005295

SPECIFICALLY included in the above description and conveyed herewith is the following lot:

PARCEL A

Land in Davidson County, Tennessee, being Lot(s) 95, as shown on the map entitled First Revision, Final Plat, Major Subdivision, The Reserve At Stone Hall (Formerly Eversong At Ravenwood) Phase 1, Section 1a , of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II

Land lying in Hermitage, Davidson County, Tennessee, being bounded on the east by the E. Phillips Development, L.L.C. property, and on the north, south and west by the remaining portion of the Ravenwood Country Club, L.L.C. property, being more particularly described as follows:

BEGINNING at a property corner located at the most southwestern corner of said E. Phillips Development, L.L.C. parcel as recorded in Instrument No. 20060801-0093487 and being the same corner with said Ravenwood Country Club, L.L.C. property.

Thence along a severance line across said Ravenwood Country Club, LLC property the following 10 calls:

N 69° 24' 13" W 63.97 feet to a point,
N 69° 56' 31" W 65.00 feet to a point,
N 70° 59' 52 W 72.79 feet to a point,
N 65° 38' 13" W 72.96 feet to a point,

N 55° 30' 47" W 72.86 feet to a point,
N 55° 30' 47" W 72.82 feet to a point,
N 56° 11' 25" W 73.14 feet to a point,
N 42° 32' 51" W 73.09 feet to a point,
N 42° 04' 44" W 71.82 feet to a point,
N 41° 24' 42" W 123.57 feet to a point,
N 76° 29' 20" E 154.40 feet to a point,
N 78° 49' 51" E 103.45 feet to a point,
N 81° 22' 56" E 422.24 to a point in a western corner of said E. Phillips Development, L.L.C. property;

Thence along the eastern boundary line of said Ravenwood Country Club, L.L.C. property, also being a western boundary line of said E. Phillips Development, L.L.C. property the following two calls:

S 06° 08' 42" W 334.12 feet to a point,
S 04° 38' 44" W 209.47 feet to the POINT OF BEGINNING.

Containing 212,795 sq. ft., being 4.89 acres, more or less.

Being the same property conveyed to E. PHILLIPS DEVELOPMENT by quitclaim deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, of record in Instrument No. 20120203-0009779, dated January 30, 2012, said Register's Office.

Exhibit B

Permitted Exceptions

1. Matters shown on the Plan of record in Instrument No. 20091005-0092019 and in Instrument No. 20130116-0005295, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20090310-0021482, amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628 and in Instrument No. 20120207-0011118, said Register's Office.

3. Easement for water line of record in Instrument No. 20060801-0093487, said Register's Office.

4. Stormwater Detention Agreement of record in Instrument No. 20070730-0089806 and in Instrument No. 20060809-0097670, said Register's Office.

5. Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321, said Register's Office.

6. Certification of Grant of Right-of-Way and Road Construction of record in Instrument No. 20090421-0036252, said Register's Office.

7. Deed For An Easement For A Water Line of record in Book 4212, Page 147, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20100720-0056497 and in Instrument No. 20100720-0056521, said Register's Office.

9. Agreement For Dedication of Easement For Water Mains and Appurtenances of record in Instrument No. 20030328-0040734, said Register's Office.

10. Agreed Order of record in Instrument No. 20100106-0001301, said Register's Office.

11. Easement Agreement of record in Book 7292, Page 968, said Register's Office.

12. Agreement For Grant of Easement For Conservation Greenway of record in Instrument No. 20011024-0116287, said Register's Office.

13. Flowage Easement of record in Book 2244, Page 399, said Register's Office.

14. Monthly or Annual Assessments, Special Assessments, and Working Capital Fund Assessment as set forth in the Declaration of Restrictive Covenants For The Reserve At Stone Hall of record in Instrument No. 20090310-0021482, Instrument No. 20090623-0058338 and in Instrument No. 20120202-0009628, said Register's Office.

15. Easements as set forth in the Declaration of Restrictive Covenants For The Reserve At Stone Hall of record in Instrument No. 20090310-0021482, Instrument No. 20090623-0058338 and in Instrument No. 20120202-0009628, said Register's Office.

16. Taxes and assessments for the 2013 and subsequent years.

Exhibit C

Map and Parcel Nos.

Lot	Map and Parcel
Tract 1	085-04-0A-095.00CO
Parcel A	085-00-0-213.00
Tract II	085-00-0-217.00