BILL GARRETT, Davidson County
Trans:T20140022885 DEEDWARRSP
Recvd: 04/04/14 11:29 3 pgs
Fees:18.00 Taxes:138.75

20140404-0028243

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,500.00.

AFFIANT

Subscribed and sworn to before me, this 3 day of April, 2014.

Notary Public

My Commission Expires:

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Wahidi Construction, L.L.C. 713 Woodmere Dr. Nashville 37217-2324	SAME	Map: 151-09-A Parcel: 344.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty-Seven Thousand Five Hundred Dollars and no/100 Dollars ($37,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JCH Development Company, Inc., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Wahidi Construction, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 263 on the Final Plat of Phase 3, Section 3A, Long Hunter Chase, of record in Instrument No. 20081014-0103114, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to JCH Development Company, Inc., a Tennessee corporation, by deed from Imogene Mackey Phelps et al. of record in Book 7739, Page 657, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is made subject to the following exceptions:

1. Taxes or special assessments which are not shown as existing liens by the public records.

2. Taxes for the year 2014 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record as Instrument Number 200810140103114, Register's Office of Davidson County, Tennessee.

4. Transmission Line Right of Way of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee.

5. Declaration of Taking of record in Book 4446, Page 423, Register's Office for Davidson County, Tennessee.

6. Judgment in favor of the State of Tennessee of record in Book 4535, Page 351, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument Number 200409080108434 and Instrument No. 20020718008641 1, Register's Office for Davidson County, Tennessee.

9. Easement Agreement of record in Instrument Number 200009060088271 and Instrument No. 200009060088272, Register's Office for Davidson County, Tennessee.

10. Drainage Ditch Agreement of record in Book 4717, Page 515, Register's Office for Davidson County, Tennessee.

11. Water Main Easement of record in Book 8197, Page 288 and Book 8358, page 91, Register's Office for Davidson County, Tennessee.

12. Deed of Conveyance of record in Book 9988, Page 793 and Book 9988, Page 821, Register's Office for Davidson County, Tennessee.

13. Easement Agreement of record in Book 9588, Page 930, Register's Office for Davidson County, Tennessee.

14. Right of Way granted Tennessee Telephone Company of record in Book 9661, Page 919, Register's Office for Davidson County, Tennessee.

15. Right of Way of record in Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

16. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9430, Page 251, amended in Book 9534, Page 938 and Instrument No. 201302260019266, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

17. Subject to rights of others in and to the common areas and/or elements.

This is unimproved property commonly known as Lot No. 263 in Long Hunter Chase Phase 3, Section 3A, and said lot being in Antioch, Davidson County, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 26 day of March, 2014.

JCH DVELOPMENT COMPANY, INC.,
a Tennessee corporation

By: John Coleman Hayes, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, John Coleman Hayes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of JCH Development Company, Inc., a Tennessee corporation, the within named bargainor, and who acknowledged that as such President, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 26th day of March, 2014.

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018

Ashley Fischer
Notary Public

My Commission Expires: _____