NEW OWNER:

ROBERT E. EARHEART, JR. and NILDA L. OSBORNE
9641 LEBANON ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 086120A02000CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 14-0400

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140035298 DEEDWARRSP
Recvd: 05/21/14 08:32 2 pgs
Fees:13.00 Taxes:222.00
20140521-0043553

SPECIAL WARRANTY DEED

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

Being known and designated as all of Lot No. 20, on the Final Plat Revision of: Section One Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of the property.

Being the same property conveyed unto **WRIGHT FARMS, L.L.C., a Tennessee limited liability company**, by virtue of a Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated October 15, 2013, and recorded in Instrument No. 20131017-0108773, in the Register's Office for

THIS IS UNIMPROVED PROPERTY which has the address of **149 TULIP GROVE POINTE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his 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. 20060905-0109478, 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 19th day of MaY, 2014.

WRIGHT FARMS, L.L.C.

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 **WRIGHT FARMS, L.L.C.**, 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 19th day of May, 2014.

_____
NOTARY PUBLIC

My commission expires: _____

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

****

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00** .

Nilda Y Osborne
AFFIANT

Sworn to and subscribed to before me this 19th day of May, 2014.

_____
NOTARY PUBLIC

My commission expires: _____

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