BILL GARRETT, Davidson County
Trans:T20140064136 DEEDWARR
Recvd: 08/28/14 15:54 3 pgs
Fees:18.00 Taxes:333.00
20140828-0078914

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2014. Notary Public My Commission Expires:

Address New Owner As Follows: Hickory Ridge Homes, LLC 1650 Murfreesboro Road, Suite 200 Franklin, TN 37067-5081	Send Tax Bills To: SAME	Map-Parcel Number: 128120B00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREATER MIDDLE TENNESSEE DEVELOPMENT PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **HICKORY RIDGE HOMES, LLC**, 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. 3 on the Final Plat of Woodbury, Phase 2, Cluster Lot Planned Unit Development of record in Instrument No. 20140429-0035945 in the Register's Office for County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership, by Special Warranty Deed from Gallardia Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20120810-0071790, in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Final Plat of Woodbury Phase 2 Cluster Lot Planned Unit Development of record in Instrument No. 20140429-0035945, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Woodbury, Phase Two of record in Instrument No. 20130924-0100444 and in Instrument No. 20140602-0047279 and in Instrument No. 201406200-0054093, in the Register's Office for Davidson County, Tennessee.

4. Terms and conditions of the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130830-0091922, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the Easement Agreement by and between Belle Forest, a joint venture and American Buildings Company, a Delaware corporation of record in Book 5074, page 945, in the Register's Office for Davidson County, Tennessee.

6. Terms and conditions of easements from the Agreement Pertaining to Belle Forest of record in Book 5074, page 856, in the Register's Office for Davidson County, Tennessee.

7. Terms and conditions of the Stormwater Detention Agreement as conveyed to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050118-0005578, in the Register's Office for Davidson County, Tennessee.

8. Terms and conditions of the Easement Agreement by and among Woodbury Townhomes Homeowners Association, Inc.; Gallardia Properties, Inc. and Greater Middle Tennessee Development Partnership of record in Instrument No. 20120810-0071791, in the Register's Office for Davidson County, Tennessee.

9. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Book 8083, page 534, in the Register's Office for Davidson County, Tennessee.

10. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Book 8083, page 541, in the Register's Office for Davidson County, Tennessee.

11. Terms and conditions of the easements as contained in the Warranty Deed to the State of Tennessee of record in Book 8083, page 547, in the Register's Office for Davidson County, Tennessee.

12. Charter of Woodbury II Homeowners Association, Inc. of record in Instrument No. 20140530-0046691, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **589 Summit Oaks Court, Nashville, TN 37221.**

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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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 person whomsoever.

WITNESS my hand this 27th day of August, 2014.

GREATER MIDDLE TENNESSEE
DEVELOPMENT PARTNERSHIP,
a Tennessee general partnership

BY: TRIANON DEVELOPMENTS LTD., a
Delaware Corporation, Managing General Partner

BY: _____
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED M. STEVENHAGEN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 27th day of August, 2014.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires: _____