BILL GARRETT, Davidson County
Trans:T20140073800 DEEDWARRSP
Recvd: 10/01/14 11:08 2 pgs
Fees:13.00 Taxes:1080.40
20141001-0090542

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 $292,000.00

AFFIANT

Subscribed and sworn to before me, this 30 day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owners as Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Hidden Valley Homes, LLC
698 Brass Lantern Place
Brentwood, TN 37027

New Owner

P/O 159/55.00

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,

Voce Development Company, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Hidden Valley Homes, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Voce, Phase 1-A of record in Instrument No. 20140819-0074937, 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 Voce Development Company, LLC by deed from Granny White Cabin Realty, LLC recorded on February 24, 2014 in Instrument No. 20140224-0015553, Register's Office for Davidson County, Tennessee.

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

AND Voce Development Company, LLC does hereby covenant with Hidden Valley 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 Voce Development Company, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to Hidden Valley 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. 2 Voce, Brentwood, TN 37027

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 30th day of September, 2014.

Voce Development Company, LLC

By: _____
R. Shannon Pollard, President

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 R. Shannon Pollard, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Voce Development Company, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Voce Development Company, LLC by himself as such President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 30th day of September, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 12-18-17

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY