Davidson County	DEEDWARRSP
Recvd: 11/17/14 15:59	3 pgs
Fees:18.00 Taxes:204.64	
20141117-0105995	

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2014-GB133

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Goodall Inc. Builders	(NAME) Same as new owner	Map & Parcel 059150A16200CO (Lot 99)
(STREET ADDRESS) Suite 100, 393 Maple Street	(STREET ADDRESS)	Map & Parcel 059150A16900CO (Lot 106)
(CITY) (STATE) (ZIP) Gallatin TN 37066	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Chateau Associates, Ltd., a Tennessee limited partnership**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Goodall Inc. Builders, a Tennessee corporation,** Grantee herein, its successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot #s 99 and 106 as shown on the Final Plat of Chateau Valley Phase 6 & 7, of record in Instrument No.20091211-0113102, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to Chateau Associates, Ltd., a Tennessee limited partnership, by deed of record in Book 7723, page 654, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 45,309.00

Subscribed and sworn to before me this the 17th day of November, 2014.

Affiant

My commission expires: 7-3-2017

Notary Public

SHARON HACKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved property known as 3533 Cumberland Cove Drive, Nashville TN (Lot 99); and 3376 William Bailey Drive, Nashville TN (Lot 106).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 17th day of November, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Chateau Associates, Ltd., a Tennessee limited partnership
by: Main Street Properties, Inc. a Tennessee corporation, sole limited partner

By: _____, Kerry P. Sloan
Its: Secretary/Treasurer

by: CSK Corporation. a Tennessee corporation, sole general partner

By: _____, Stan Herbaugh
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Kerry P. Sloan 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/she is the Sec/Treasurer 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 and official seal at Nashville, Tennessee, this 17th day of November, 2014.

Sharon Hackett
Notary Public
My Commission Expires: 7-3-2017

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Stan Herbaugh 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/she is the President 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 and official seal at Nashville, Tennessee, this 17th day of November, 2014.

Sharon Hackett
Notary Public
My Commission Expires: 7-3-2017

SHARON HACKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ENCUMBRANCES

1. 2015 and subsequent years real property taxes, a lien, but not yet due and payable.
2. Storm Water Detention Agreement of record in Instrument No. 20070329-0037729, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on Plat recorded in Instrument No. 20091211-0113102, said Register's Office.
4. Dedication of Public Utilities and Drainage Easement of record in Instrument No. 20050103-0000576, Register's Office of Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions of record in Book 7835, page 86, Register's Office of Davidson County, Tennessee and made applicable to Phases 6 & 7 by document of record in Instrument No. 20101117-0092122, said Register's Office.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kay B. Housch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, Kay B. Housch, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines
Notary's Signature

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

My Commission Expires: 10-25-14

(Notary Seal (if on paper)