WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/14 13:43 3 pgs
Fees:18.00 Taxes:333.00
20141202-0110489

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 THE 26th DAY OF November, 20 14

Notary Public

MY COMMISSION EXPIRES: 7-5-16

(AFFIX SEAL)

MST 2014-1026

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin W. Bivings Builders, LLC	Same As New Owner	12800007200
(NAME)	(NAME)	
6841 Glenn Lane		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37048		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Greater Middle TN Development Partnership Development Partnership, a Tennessee General Partnership** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calvin W. Bivings Builders, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 13 on the Final Plat of Woodbury, Phase 2, Cluster Lot Planned Unit Development of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Greater MiddleTennessee 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 of Davidson County, Tennessee.

Subject to: 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. 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. 201406200-0054092, said Register's Office. Terms and conditions of the declaration of restrictions and covenants for stormwater facilities and systems of record in Instrument No. 20130830-0091922, said Register's Office. 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, said Register's Office. Terms and conditions of easements from the agreement pertaining to Belle Forest of record in Book 5074, page 856, said Register's Office. 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, said Register's Office. 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, said Register's Office. Terms and conditions of the easements as contained in the warranty deed to the State of Tennessee of record in Book 8083, page 534, Book 8083, page 541, Book 8083, page 547, said Register's Office. Charter of Woodbury II Homeowners Association, Inc., of record in Instrument No. 20140530-0046691, said Register's Office.

This property, known as Lot 13 Woodbury Phase 2, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 26 DAY OF Nov, 2014.

Greater Middle Tennessee Development Partnership,

a Tennessee general partership

BY: TRIANON DEVELOPMENTS LTD.,

a Delware Corporation, Managing General Partner

BY: _____

Fred M. Stevenhagen, Secretary

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared 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 ad official seal, this the 26 day of Nov, 2014.

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

