This instrument prepared by:
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Davidson County DEEDWARRSP
Recvd: 12/17/14 07:22 6 pgs
Fees:33.00 Taxes:2405.00
20141217-0115099

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
T H Properties, LLC 2043 Hunterwood Dr. Brentwood, Tennessee 37027	Same	See Attached

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Norfolk Homes of Nashville, Inc., a Michigan corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **T H Properties, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot Numbers 1, 3-21, 23-25, 27, 28 and 33 on the Plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deed of Davidson County, Tennessee as instrument #20080821-0086071. Along with this conveyance, the Grantee steps into the position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Norfolk Homes of Nashville, Inc. by Deed dated December 27, 2012 from Debt Solutions, LLC and being of record in Instrument Number 20130117-0005502, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the follow:

1. 2014 property taxes are a lien and are now due and payable and are being paid simultaneously with this instrument.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Declaration of Covenants of record in Instrument Number 20080721-0074557, said Register's Office.
5. Any and all notes and matters on the Plan of record in Instrument Number 20071221-0146647 and 20080117-0005451, said Register's Office.
6. Master Deed of record in Instrument Number 20080821-0086071, said Register's Office.
7. Easement for sanitary sewers in Book 6861, Page 948, said Register's office.
8. Easement for stormwater detention agreement of record in Instrument Number 20060104-0001185, said Register's Office.
9. Subject to an easement deed by court order of record in Instrument Number 20120228-0017172, said Register's Office.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and/or assigns, forever; and Grantor does covenant with 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, except as herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this 12th day of December, 2014.

Norfolk Homes of Nashville, Inc.
A Michigan corporation

By: _____
Name: Sean Lefere
Title: Vice President

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Sean Lefere, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Norfolk Homes of Nashville, Inc., the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of Norfolk Homes of Nashville, Inc. by himself as Vice President.

Witness my hand on this 12th day of December, 2014.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-11-18



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 650,000.00 .

AFFIANT

Sworn to and subscribed before me this 15th day of December, 2014.

NOTARY PUBLIC

My commission expires: 8-11-18

LEIGH ANNE SAILORS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel Numbers

034-07-O B 001
034-07-O B 003
034-07-O B 004
034-07-O B 005
034-07-O B 006
034-07-O B 007
034-07-O B 008
034-07-O B 009
034-07-O B 010
034-07-O B 011
034-07-O B 012
034-07-O B 013
034-07-O B 014
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034-07-O B 020
034-07-O B 021
034-07-O B 023
034-07-O B 024
034-07-O B 025
034-07-O B 027
034-07-O B 028
034-07-O B 033

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

