THIS INSTRUMENT PREPARED BY: **W. Lee Corbett, P.C.** **CORBETTCROCKETT** Suite 1050 American Center 3100 West End Avenue Nashville, Tennessee 37203 (615) 383-0500	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $30,000.00. **AFFIANT** Subscribed and sworn to before me, this 12th day of January, 2015. Notary Public My Commission Expires:

MORGAN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2018

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Jose Herrada and Marlen Perez 5057 West Oak Highland Drive Antioch, Tennessee 37013	SAME	Map: 151-09-A Parcel: 332.00CO

BILL GARRETT, Davidson County
Trans:T20150002543 DEEDWARRSP
Recvd: 01/12/15 11:14 2 pgs
Fees:13.00 Taxes:111.00
20150112-0003028

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Thirty Thousand and no/100 Dollars ($30,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JCH Development Company, Inc., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Jose Herrada and Marlen Perez, a married couple**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 311 on the Final Plat of Phase 3, Section 3, Long Hunter Chase, of record in Instrument No. 20081014-0103113, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to JCH Development Company, Inc., a Tennessee corporation, by deed from Imogene Mackey Phelps et al. of record in Book 7739, page 657, Register's Office for Davidson County, Tennessee.

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 successors and assigns, forever; and the Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise. 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.

This conveyance is made subject to all matters shown in the Owner's Title Policy issued to Grantees in connection with this conveyance, all of which are incorporated herein by reference.

This is unimproved property commonly known as Lot No. 311 in Long Hunter Chase Phase 3, Section 3, said lot being located in Antioch, Davidson County, Tennessee 37013.

IN WITNESS WHEREOF, the Grantor has executed this deed as of the 8 day of JANUARY, 2015.

JCH DVELOPMENT COMPANY, INC.
a Tennessee corporation

By: John Coleman Hayes, Jr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, John Coleman Hayes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the President of JCH Development Company, Inc., a Tennessee corporation, the within named bargainor, and who acknowledged that as such President, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS MY HAND, at office, this 8th day of January, 2015.

Notary Public

My Commission Expires:

ASHLEY CROSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018