BILL GARRETT, Davidson County
Trans:T20150032554 DEEDWARRSP
Recvd: 04/29/15 15:14 3 pgs
Fees:18.00 Taxes:4070.00
20150429-0038442

THIS INSTRUMENT PREPARED BY:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
Suite 1700
315 Deaderick Street
Nashville, Tennessee 37238
(615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00

Bhwani Samant
AFFIANT

Subscribed and sworn to before me, this 29th day of April, 2015.

Kimberley J Raymond
NOTARY PUBLIC

My Commission Expires: 9-17-17

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
LNS Development 216 CENTERVIEW DR STE 155 BLDG 7 Brentwood, TN 37027-3226	Same	p/o 01914001800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harry Edward Phillips, Trustee, with full power to convey without the necessity of the joiner of any beneficiary**, by these presents does hereby bargain, sell, transfer and convey unto **LNS DEVELOPMENT TENNESSEE GENERAL PARTNERSHIP**, a Tennessee general partnership, (hereinafter called Grantee), Grantee's heirs, representative and assigns, all his right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

> Being Lot 3 on the Northcreek Commons Subdivision Resubdivision of Lot 2 recorded April 23, 2015 of record in Instrument Number 20150423-0036591, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said Lot.

Being a portion of the same property conveyed to Harry Edward Phillips, Trustee, with full power to convey without the necessity of the joiner of any beneficiary by deed from Harry Edward Phillips,

individually, and Harry Edward Phillips and Randall Lee Phillips, acting as Co-Trustees of the Randall Phillips Family Trust and as Co-Trustees of the Randall Phillips Marital Trust, established pursuant the Last Will and Testament of Edward Randall Phillips recorded in Will Book 69, Page 675, in the Chancery Probate Court for Sumner County, Tennessee, a certified copy of which will is also recorded as Instrument # 20080820-0085693, in the 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 the said **Grantee**, its successors and assigns, forever.

AND **Harry Edward Phillips, Trustee** does hereby covenant with the said **Grantee** that he 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 for matters shown on Exhibit A attached hereto to which this conveyance is made subject.

AND **Harry Edward Phillips, Trustee** does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said **Grantee,** its successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed on this the 8th day of April , 2015

Harry Edward Phillips

Harry Edward Phillips, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harry Edward Phillips, Trustee,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee.

Erica Martinez

NOTARY PUBLIC

My commission expires: 5-3-16

ERICA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

EXHIBIT A
PERMITTED ENCUMBRANCES

1. Subject to all matters shown on the Plan of record as Instrument Number 20110621-0047591, Register's Office for Davidson County, Tennessee.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants and Owners Association for Northcreek Commons of record in Book 7118, Page 938, as amended in Book 7245, Page 958; Book 8195, Page 337; Book 9780, Page 183; Instrument No. 20050106-0002035; and Instrument No. 20050113-0004886, in the Register's Office for Davidson County, Tennessee.
3. Public easement for the flow of Manskers Creek and related riparian rights.
4. Terms and Conditions of a Reciprocal Access and Cross Parking Easement, of record in Book 7245, Page 968, as amended in Book 9901, page 794, and in Instrument # 20141212-0114094 in the Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement of Private Stormwater Management Facility, of record as Instrument Number 20140528-0045887, in the Register's Office for Davidson County, Tennessee.
6. Matters of Plan for Northcreek Commons Subdivision Resubdivision of Lot 2 of record in Instrument Number 20150423-0036591, Registers Office for Davidson County, Tennessee.
7. Taxes for 2015 are being prorated between the parties and Grantor is responsible for payment of same prior to same becoming delinquent.
8. Grantor covenants that Lot 2 of the Northcreek Commons Subdivision Resubdivision of Lot 2 of record at Instrument No. 20150423-0036591, RODC, will not be used for lodging, hotel or motel facilities without the written consent of the owner of Lot 3.