This instrument prepared by and after recording, return to:
R. Patrick Parker, Esq.
615 Main Street
P.O. box 60429
Nashville, Tennessee 37206

Davidson County DEEDWARRSP
Recvd: 07/16/15 10:16 3 pgs
Fees:18.00 Taxes:581.57
20150716-0069317

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	059150A13500CO -Lot 49 059150A14700CO -Lot 61 059150A14800CO -Lot 62
(STREET ADDRESS) Suite 100, 393 Maple Street	(STREET ADDRESS)	059150A18400CO -Lot 177 059150A18600CO -Lot 179
(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 Davidson County, Tennessee, as follows:

PHASE 4
Land in Davidson County, Tennessee, being Lot No. 49, 61 and 62 on the Plan of Chateau Valley, Phase Four of record in Instrument No. 20070207-0016366, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Chateau Associates, LTD., a Tennessee Limited Partnership, by Quitclaim Deed from Cumberland Builders, Inc., a Tennessee Corporation, dated 04/27/2015 and recorded on 04/28/2015 in Instrument Number 20150428-0037955, Register's Office for Davidson County, Tennessee.

PHASE 6&7
Land in Davidson County, Tennessee, being Lot No. 177 and 179 on the Plan of Chateau Valley, Phase Six and Seven of record in Instrument No. 20091211-0113102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chateau Associates, LTD, a Tennessee Limited Partnership by Quitclaim Deed from Cumberland Builders, Inc., a Tennessee Corporation 05/24/88 and recorded on 12/08/88 in Book 7723, Page 654, said Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $157,180.00

Subscribed and sworn to before me this the 15th day of July, 2015

Affiant

My commission expires: 8-27-2018

Notary Public

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

This is unimproved property known as
941 Bordeaux Place, Nashville, TN – Lot 49 Ph. 4
912 Bordeaux Place, Nashville, TN – Lot 61 Ph. 4
908 Bordeaux Place, Nashville, TN – Lot 62 Ph. 4
3512 Cumberland Cove Dr, Nashville, TN – Lot 177 Ph. 7
3504 Cumberland Cove Dr, Nashville, TN – Lot 179 Ph. 7

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 15 day of July, 2015, 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. Stern
Its: Secretary-Treasurer

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

By: _____, Kerry P. Stern
Its: Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Kerry P. Stern 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 Secretary-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 15th day of July, 2015.

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My Commission Expires: 8-22-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, Kerry P. Stern 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 Secretary-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 15th day of July, 2015.

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My Commission Expires: 8-22-2018

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. 20031010-0150642 & 20070329-0037729, Register's Office of Davidson County, Tennessee.
3. Subject to all matters shown on Plat recorded in Instrument No. 20070207-0016366 & 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 applicable to Phase 4 of record in Book 7835, page 86, in Book 6900, page 780 and in Instrument No. 20070530-0064197, Register's Office of Davidson County, Tennessee and made applicable to Phases 7 by document of record in Instrument No. 20101117-0092122 and in Book 7835, page 86, said Register's Office.
6. Deed for open space to HOA in Instrument No. 20060405-0039304.
7. Right of Way Easement applicable to Phase 4 of record in Book 8168, page 660 and in Instrument No. 20031010-01506542 and applicable to Phase 7 in Instrument No. 20070329-0037729, in Book 8168, page 660 and in Instrument No. 20031010-0150642, Register's Office, Davidson County, Tennessee.

True Copy Certification

I, Kay B. Houch, 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 Houch
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, [KAY B HOUCH] 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

My Commission Expires: 10-21-2018
Notary' Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018