BILL GARRETT, Davidson County
Trans:T20150059794 DEEDWARRSP
Recvd: 07/22/15 12:23 3 pgs
Fees:18.00 Taxes:555.00
20150722-0071796

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

SPECIAL WARRANTY DEED

FROM: Montessori Academy Incorporated
a not-for-profit Corporation
6021 Cloverland Drive
Brentwood, TN 37027

TO: Beazer Homes Corp.,
a Tennessee Corporation
1018 Elm Hill Pike
Nashville, TN 37210

State of Tennessee)
County of Davidson)

The actual consideration for the transfer of this interest is $150,000.00.

Affiant

Subscribed and sworn to before me this 30 day of JANUARY, 2014.

Notary Public

10-18-14
Commission Expiration Date

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Beazer Homes Corp., a Tennessee Corporation 1018 Elm Hill Pike Nashville, TN 37210	Same	17200019800

FOR AND IN CONSIDERATION OF the sum of $150,000.00 Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Montessori Academy, Incorporated, a Tennessee not-for-profit Corporation**, hereinafter called ("GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto **Beazer Homes Corp., a Tennessee Corporation**, hereinafter called ("GRANTEE"), its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See attached Property Description - Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that are disclosed by the Boundary and Division Survey prepared by Mark E. Lowrance, RLS TN No. 1660, dated December 18, 2013 on behalf of Anderson, Delk, Epps & Associated, Inc. and referred to by Project Number 13-112. In addition, this conveyance is subject to County Taxes for 2014, and subsequent years for Parcel 17200019800.

This is unimproved property known as 6021 Cloverland Drive, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the 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 GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, (other than claims arising out of the matters set forth above), 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.

WITNESS my hand this 30th day of January, 2014.

Montessori Academy, Inc.

By: James R. Bernstorf
Its: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **James R. Bernstorf** with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary of Montessori Academy, Inc., the within named bargainor, a not-for-profit corporation, and that he as such Secretary being authorized to executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **James R. Bernstorf** as such Secretary.

Witness my hand and official seal this 30th day of January, 2014.

Notary Public

Commission expires:

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

EXHIBIT "A"
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, and being all of the property described according to a Boundary and Division Survey, prepared by Mark E. Lowrance, Registered Land Surveyor, Tennessee No. 1660, dated December 18, 2013 on behalf of Anderson, Delk, Epps & Associates, Inc., and referred to by Project Number 13-112, said property being more particularly described as follows:

Being a 0.515 more or less acre tract of land lying in the 4th Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Montessori Academy, Inc., as evidenced by deed of record in Deed Book 8015, page 317, Register's Office Davidson County, Tennessee, and being a portion of the property conveyed to Eileen E. Bernstorf, Trustee, as evidenced by Deed of record in Deed Book 11332, page 942, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found on the southerly right-of-way of Cloverland Drive, said point being the most northeasterly corner of the William H. Swain Property of record at Instrument No. 20130814-0085256 Register's Office Davidson County, Tennessee, and being a northwesterly corner of the afore-said Montessori Academy Property;
Thence with the southerly right-of-way of Cloverland Drive, South 83 Degrees 19 Minutes 56 Seconds East a distance of 94.58 Feet to an iron pin (new);
Thence leaving the right-of-way of Cloverland Drive, and with a new line, severing said Montessori Academy Property and said Eileen E. Bernstorf, Trustee Property, the following five calls:
With a return curve to the left having a radius of 25.00 feet, through a central angle of 89 Degrees 55 Minutes 02 Seconds, and arc length of 39.23 feet, a chord bearing and distance of South 51 Degrees 42 Minutes 33 Seconds West, 35.33 feet to a point;
Thence South 06 Degrees 45 Minutes 02 Seconds West a distance of 40.82 feet to a point;
Thence South 16 Degrees 13 Minutes 23 Seconds West a distance of 95.92 feet to a point;
Thence South 14 Degrees 08 Minutes 25 Seconds West a distance of 142.83 feet to an iron pin (new);
Thence North 75 Degrees 51 Minutes 35 Seconds West a distance of 74.00 feet to an iron pin set in the easterly line of the afore-said Swain Property;
Thence with the easterly line of said Swain Property, North 14 Degrees 08 Minutes 25 Seconds East a distance of 294.87 feet to the Point of Beginning, containing 22,430 Square Feet or 0.515 Acres, more or less.

Being part of the same property conveyed to Montessori Academy, Inc., a Tennessee Not For Profit Corporation, by deeds from Cranston Bernstorf and wife, Sherry Bernstorf, of record in Book 8015, page 317, and Instrument No. 200203060028290, Register's Office for Davidson County, Tennessee.

Temporary Construction Easement

In addition to the foregoing conveyance of real property, the Grantor does hereby convey to Grantee an easement for a Temporary Construction Easement hereinafter described.

A temporary construction easement 15 feet in width adjacent to the easterly and southerly lines of the above-described tract, said temporary construction easement to be abandoned upon completion of construction.

Permanent Drainage Easement

In addition to the foregoing conveyance of real property and Temporary Construction Easement, the Grantor does hereby convey to Grantee a Permanent Drainage Easement that shall run with the land and is described as follows:

Starting at an iron pin found on the southerly right-of-way of Cloverland Drive, said point being the most northeasterly corner of the William H. Swain Property of record at Instrument No. 20130814-0085256 Register's Office Davidson County, Tennessee, and being a northwesterly corner of the afore-said Montessori Academy Property;
Thence South 14 Degrees 08 Minutes 25 Seconds East a distance of 294.87 feet to the Point of Beginning;
Thence South 75 Degrees 51 Minutes 35 Seconds East a distance of 35.00 Feet to a point;
Thence South 14 Degrees 08 Minutes 25 Seconds West a distance of 50.00 feet to a point;
Thence North 75 Degrees 51 Minutes 35 Seconds West a distance of 35.00 feet to a point;
Thence North 14 Degrees 08 Minutes 25 Seconds East a distance of 50.00 feet to the point of beginning, containing 1,750 square feet, more or less.