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: 08/25/15 11:28 4 pgs
Fees:23.00 Taxes:851.70
20150825-0085797

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Map Parcel Numbers |
|---|---|---|
| (NAME)<br>Goodall Inc. Builders | (NAME)<br>Same as new owner | 059150A13600CO - Lot 50<br>059150A13700CO - Lot 51<br>059150A13800CO - Lot 52<br>059150A14000CO – Lot 54<br>059150A14100CO – Lot 55<br>059150A14300CO – Lot 57<br>059150A14400CO – Lot 58 |
| (STREET ADDRESS)<br>Suite 100, 393 Maple Street | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP)<br>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:

Land in Davidson County, Tennessee, being Lots No. 50, 51, 52, 54, 55, 57 & 58 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 04/26/2015 IN INSTRUMENT NUMBER 20150428-0037955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CUMBERLAND BUILDERS, INC, A TENNESSEE CORPORATION BY QUITCLAIM DEED FROM CHATEAU ASSOCIATES, LTD DATED 12/29/06 AND RECORDED ON 12/29/06 IN INSTRUMENT NO. 20061229-0160974, 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 $230,188.00

Subscribed and sworn to before me this the 24th day of August, 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

945 Bordeaux Pl., Nashville, TN – Lot 50
949 Bordeaux Pl,, Nashville, TN – Lot 51
948 Bordeaux Pl,, Nashville, TN – Lot 52
940 Bordeaux Pl,, Nashville, TN – Lot 54
936 Bordeaux Pl,, Nashville, TN – Lot 55
928 Bordeaux Pl,, Nashville, TN – Lot 57
924 Bordeaux Pl,, Nashville, TN – Lot 58

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 24 day of August, 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: , Kenny P. Sloan
Its: Secretary - Treasurer

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

By: , Stan Hathaway
Its: President

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public, in and for said County and State, Kevin P. Sloan 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 Sole Member 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 24th day of August, 2015.

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Brenda Norton
Notary Public
My Commission Expires: 8-20-2018

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public, in and for said County and State, Stan Hartung 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 President 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 24th day of August, 2015.

BRENDA NORTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Brenda Norton
Notary Public
My Commission Expires: 8-20-2018

**ENCUMBRANCES**

1. 2015 and subsequent years real property taxes, a lien, but not yet due and payable.
2. Subject to all matters shown on Plat recorded in Instrument No. 20070207-0016366, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No, 20070530-0064197, in Book 7835, page 86, and in Book 6900, page 780, Register's Office of Davidson County, Tennessee.
4. Right of Way Easement of record in Book 8168, page 660, and in Instrument No. 20031010-01506542, Register's Office, Davidson County, Tennessee.
5. Deed for Common Areas of record in Instrument No. 20101117-0092123; Instrument No. 20050103-0000576; Instrument No. 20060405-0039304 and in Instrument No. 20101117-0092123, Register's Office of Davidson County, Tennessee.

# True Copy Certification

I, Kay B. Housch, 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. Housch
Signature/

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, ( KAY B HOUSCH ) 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