9723
book13

SPECIAL WARRANTY DEED

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BETH HAZELWOOD NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires Aug 29, 2018

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3025 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008	New owner	06012018700
(NAME)	(NAME)	
	PO Box 1391	06012018700 and 06012018600
(ADDRESS)	(ADDRESS)	
, TN	Goodlettsville TN 37070	06012018800
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **CMH Homes, Inc. a Tennessee Corporation of Knox County, Tennessee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 5, 6 and 7 on the Hardaway Hillhurst Addition Section 2 of record in Plat Book 6900, page 143, Register's Office for Davidson County, TN to where on may find a more complete description thereof.

Being the same property conveyed to CMH Homes, Inc., a Tennessee Corporation, by deed of record in Book 10290 , Page 934, and also being the same property conveyed to CMH Homes, Inc a Tennessee Corporation, by deed of record in Book 8885, Page 767 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Restrictive Covenants, of record in Book 2485 , Page 306 , Register's Office for Davidson County, Tennessee. This policy does insure that such restrictions have not been violated to date and that any future violation will not cause a reversion or forfeiture of title.

No portion of the Property may at any time be used for any of the following uses whatsoever without the prior written consent of CMH Homes, Inc.

1. An adult type bookstore or other establishment selling, renting, displaying or exhibiting pornographic or obscene material or providing adult type entertainment or activities (including, without limitation, any displays or activities of a variety involving, exhibiting or depicting sexual themes, nudity or lewd acts)
2. A massage parlor
3. A manufactured home sales center or anyone selling, reselling, or rehabbing for the purpose of selling manufactured or modular homes. Any competitor of CMH Homes Inc.

All restrictions on use shall expire Twenty (20) years from date of closing

BILL GARRETT, Davidson County
Trans:T20150086166 DEEDWARRSP
Recvd: 10/09/15 09:31 2 pgs
Fees:13.00 Taxes:2960.00
20151009-0103027

unimproved ☐

This is improved ☑ property, known as 2930 Dickerson Pike, Nashville, TN 37207
2908 Sunset Drive, TN
2924 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE AS" basis. And Grantor does further covenant and bind itself, it's assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, it's heirs, 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.

Witness my/our hands this 5th day of October, 2015.

CMH Homes, Inc. a Tennessee Corporation of Knox County, Tennessee

State of TN
County of Blount

Before me the undersigned, a Notary public in and for the state of County aforesaid, personally appeared Hugh T. Statum with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the CFO of CMH Homes, Inc. a Tennessee Corporation of Knox County, Tennessee, and that he/she as such CFO executed the foregoing instrument for the purposes therein contained, by singing the name of CMH Homes, Inc. a Tennessee Corporation of Knox County, Tennessee by himself/herself as CFO.

Witness my hand and official seal at Blount Co., TN this the 2 day of October, 2015.

Laura N. Mohr
Notary Public
My Commission Expires: 7-27-16

File No.: 9723

LAURA N. MOHR
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY