SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,600.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF ~~DECEMBER~~ January, 2016

(Affix Seal) Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Jones Company of Tennessee, L.L.C.	New Owner	Map/Parcel
1221 Liberty Pike	BILL GARRETT, Davidson County Trans:T20160000752 DEEDWARRSP Recvd: 01/05/16 11:15 2 pgs Fees:13.00 Taxes:1974.32 20160105-0000802	Lot 14: 126-14-0-A-014.00CO Lot 20: 126-14-0-A-020.00CO Lot 21: 126-14-0-A-021.00CO Lot 22: 126-14-0-A-022.00CO Lot 144: 126-14-0-A-144.00CO
Franklin, Tennessee 37067		Lot 149: 126-14-0-A-149.00CO Lot 156: 126-14-0-A-156.00CO Lot 161: 126-14-0-A-161.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS PROPERTY DEVELOPERS, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto THE JONES COMPANY OF TENNESSEE, L.L.C., a Missouri limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot Nos. 14, 20, 21, 22, 144, 149 and 156 on the Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 161 as shown on the First Revision, Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20151230-0131014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Travis Property Developers, a Tennessee general partnership, by Quitclaim Deed from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette, of record in Instrument Number 20130617-0061817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2015 are a lien, not yet due and payable. M/P 126-14-0-A-014.00CO, 126-14-0-A-020.00CO, 126-14-0-A-021.00CO, 126-14-0-A-022.00CO, 126-14-0-A-144.00CO, 126-14-0-A-149.00CO, 126-14-0-A-156.00CO, 126-14-0-A-161.00CO.
2. Subject to all matters shown on the Plan of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record in Instrument Number 20151230-0131014, Register's Office for Davidson County, Tennessee. (Tract Two)
4. Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Register's Office for Davidson County, Tennessee.
5. Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, Register's Office for Davidson County, Tennessee.
6. Detention pond easement agreement of record in Instrument Number 20130614-0061084, Register's Office for Davidson County, Tennessee.
7. Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, Register's Office for Davidson County, Tennessee.
8. Stormwater detention agreement of record in Instrument Number 20070423-0047722, Register's Office for Davidson County, Tennessee.

9. Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431, corrected by Instrument Number 20071210-0142184, Register's Office for Davidson County, Tennessee.
10. Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062, and Instrument Number 20070801-0091141, Register's Office for Davidson County, Tennessee.
11. Public utility easement of record in Instrument Number 20071115-0133969, Register's Office for Davidson County, Tennessee.
12. Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460, and Instrument Number 20070523-0061461, Register's Office for Davidson County, Tennessee.
13. Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076, and Instrument Number 20130614-0061077, Register's Office for Davidson County, Tennessee.
14. Agreement for dedication of easement and/or public street right of way of record in Instrument Number 20130614-0061079 and Instrument Number 20130614-0061080, Register's Office for Davidson County, Tennessee.
15. Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, Register's Office for Davidson County, Tennessee.
16. Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085, and Instrument Number 20130614-0061087, Register's Office for Davidson County, Tennessee.
17. Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, Register's Office for Davidson County, Tennessee.
18. Subject to all matters shown on the Plan of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee.
19. Subject to all matters shown on the Plan of record in Instrument Number 20010226-0017622, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as:
Lot 14, Travis Trace Subdivision, AKA 8537 Beautiful Valley Drive, Nashville, Tennessee
Lot 20, Travis Trace Subdivision, AKA 8513 Beautiful Valley Drive, Nashville, Tennessee
Lot 21, Travis Trace Subdivision, AKA 8509 Beautiful Valley Drive, Nashville, Tennessee
Lot 22, Travis Trace Subdivision, AKA 8505 Beautiful Valley Drive, Nashville, Tennessee
Lot 144, Travis Trace Subdivision, AKA 8582 Beautiful Valley Drive, Nashville, Tennessee
Lot 149, Travis Trace Subdivision, AKA 8556 Beautiful Valley Drive, Nashville, Tennessee
Lot 156, Travis Trace Subdivision, AKA 8565 Beautiful Valley Drive, Nashville, Tennessee
Lot 161, Travis Trace Subdivision, AKA 8591 Beautiful Valley Drive, Nashville, Tennessee

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 the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the 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 hand(s) this 31st day of December, 2015:

TRAVIS PROPERTY DEVELOPERS

BY: _____ Partner
Joe L. Rodgers, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joe L. Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Travis Property Developers, the within named baragainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 31st day of December, 2015.

_____
Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY