RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01268-30385

This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

BILL GARRETT, Davidson County
Trans: T20160022371 DEEDWARRSP
Recvd: 03/18/16 12:18 3 pgs
Fees: 18.00 Taxes: 1665.00
20160318-0025937

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Legacy Homes of TN, LLC	(NAME) Same	Map-Par. 117-11-0-093.00
(STREET ADDRESS) 245 Noah Drive	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Franklin, Tennessee 37064	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the **MIDDLE TENNESSEE COUNCIL, INC., BOY SCOUTS OF AMERICA,** a Tennessee non-profit corporation (hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **LEGACY HOMES OF TN, LLC**, a Tennessee limited liability company (hereinafter called the "Grantee"), and Grantee's successors, assigns and representatives, all of Grantor's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $450,000.00

Subscribed and sworn to before me this the 16th day of March, 2016.

Affiant

My commission expires: May 22 2016
(Affix Seal)

Notary Public

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

This is unimproved property known as 3441 Benham Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's heirs, successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant

to and with Grantee, Grantee's heirs, successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same by, through or under Grantor, but not 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 our hand this 15th day of March, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized agent on said day and date.

MIDDLE TENNESSEE COUNCIL, INC., BOY SCOUTS OF AMERICA
a Tennessee non-profit corporation

By: _____
Lawrence Brown, Scout Executive

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared Lawrence Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Scout Executive of the Middle Tennessee Council, Inc., Boy Scouts of America, the within named bargainor, a Tennessee non-profit corporation, and that he as such Scout Executive, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Scout Executive.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

3/6/18

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled A Resubdivision of Lots 195, 220, & 221 on The North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 9700, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THE MIDDLE TENNESSEE COUNCIL OF BOY SCOUTS OF AMERICA, INC., A TENNESSEE NON-PROFIT CORPORATION, by deed from DANIEL MENDOZA, JR. and wife, JILL R. MENDOZA, of record in Instrument No. 20000124-0007914, dated January 22, 2000, said Register's Office.