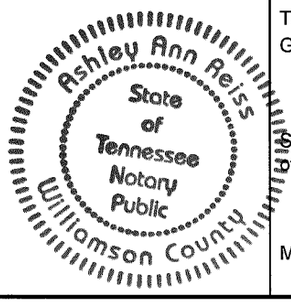
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $654,805.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John D. Arterberry	Citibank, N.A.	131023A01000CO
(NAME)	(NAME)	
4227 Stammer Place	1000 Technology Dr	Davidson County DEEDWARR Recvd: 07/26/16 15:29 3 pgs Fees:18.00 Taxes:2422.78 **20160726-0076910**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	O'Fallon, MO 63368	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Haury & Smith Contractors, Inc, a Tennessee corporation** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John D. Arterberry and Lisa W, Arterberry, husband and wife** , hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, as shown on the Plat of Stammer Parke recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee and in Exhibit B of the Amended and Restated Master Deed establishing a Private Element Horizontal Property Regime of Stammer Parke recorded in Instrument Number 20140225-0016083, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Haury and Smith Contractors, Inc., a Tennessee Corporation by Warranty deed from The Buckner Family Charitable Foundation by and through its Co-Trustees, E. Wardwell Buckner and Mary C. Buckner of record in Instrument No. 20060403-0037246 Register's Office for Davidson County, Tennessee, dated March 30, 2006 and recorded on April 03, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Instrument No. 20140226-0016530, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20071018-0123611, First Amendment of record in Instrument No. 20110808-0060835 and Amended and Restated Master Deed of record in Instrument No. 20140225-0016083, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Storm Water Detention Agreement of record in Instrument No. 20070302-0025677, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions,

unimproved ☐

This is improved ☑ property, known as 4227 Stammer Place, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 25th day of July, 2016.

HAURY & SMITH CONTRACTORS, INC

Randall Toney
Chief Financial Officer

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Randall Toney with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Financial Officer of Haury & Smith Contractors, Inc and that he as such Chief Financial Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 25th day of July, 2016.

Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

