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BILL GARRETT, Davidson County
Trans:T20160088627 DEEDWARRSP
Recvd: 10/07/16 12:11 3 pgs
Fees:18.00 Taxes:2497.50
20161007-0106404

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Kensal Green LLC 177 Crescent Drive Collierville, TN 38017	SAME	150-00-0-149.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAND DEVELOPMENT.COM, INC, a Tennessee corporation** (GRANTOR), has this day bargained and sold and hereby transfer and convey to **KENSAL GREEN LLC, a Tennessee limited liability company** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land being located in Davidson County, Tennessee, being described as follow:

Beginning at an iron rod on the southwesterly corner of Lot No. 20, as recorded on the Plan of Kensal Green, Section One, Book 7900, page 593., R.O.D.C., TN; thence with the southerly boundary of said subdivision, North 62° 46' 29" East, 143.59 feet to a point on the westerly right-of-way of Park Royal Lane; thence with said right- of-way, South 27° 13' 31" East, 3.84 feet to a point; thence crossing said right-of-way, North 62° 46' 29" East, 175.00 feet to a point; thence North 54° 54' 43" West, 93.78 feet to a point; thence North 21° 10' 41" East, 130.00 feet to a point on the northerly right-of-way of Mooregate Drive; thence with said right-of-way, North 68° 49' 19" West, 25.00 feet to a point; thence North 21° 10' 41" East, 105.00 feet to a point; thence North 59° 08' 24" East, 138.94 feet to an iron rod; thence leaving said subdivision and with the line of property of Lawrence Graham, South 44° 19' 15" East, 646.15 feet to an iron rod; thence with the line of property of Carolyn Daingerfield, South 02° 36' 45" East, 892.66 feet to an iron rod; thence with the line of property of Charles Jackson, North 83° 56' 58" West, 104.97 feet to a point; thence North 84° 36' 46" West, 349.79 feet to an iron rod; thence with the line of property of Thomas Brown, Sr., North 27° 06' 58" West, 893.69 feet to an iron rod; thence North 48° 21' 59" West, 28:56 feet to the point of beginning, and containing 16.80 acres.

Being the same property conveyed to LAND DEVELOPMENT.COM, INC., by deed from JAMES T. MCLEAN, SR., of record in Instrument No. 20161007-0106403, dated October 6, 2016, said Register's Office.

This is unimproved property known as 42 Lots at Kensal Green, Section II, Nashville, TN 37013.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on **Exhibit A** attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 6th day of October, 2016.

Land Development.com, Inc.,
A Tennessee corporation

By Ardavan Afrakhteh
Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Land Development.com, Inc., a Tennessee corporation, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ardavan Afrakhteh as President.

Witness my hand, at office, this 6th day of October, 2016.

Notary Public
My Commission Expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $675,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of October, 2016.

Notary Public
My commission expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017

Exhibit A
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 150-00-0-149.00.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000106-0002129, said Register's Office.

3. Storm Water Detention Agreement of record in Instrument No. 20070405-0041076, said Register's Office.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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