WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meritage Homes of Tennessee Inc. an Arizona corporation	Same as new owner	08500000700
(NAME)	(NAME)	
17851 N. 85th Street Suite 300		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160094439 DEEDWARR
Recvd: 10/26/16 09:50 4 pgs
Fees:23.00 Taxes:9250.00
20161026-0112982

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, I/We, **Ravenwood Country Club, LLC and David C. Watkins, Jr. individually and as successor in interest of Ravenwood Country Club, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meritage Homes of Tennessee Inc. an Arizona corporation,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☑

This is improved ☐ property, known as 0 Stones River Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 25th day of October, 2016.

Ravenwood Country Club, LLC

by: (Member)
David C. Watkins, Jr., Sole Member

David C. Watkins, Jr., individually and as successor in interest of Ravenwood Country Club, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David C. Watkins, Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sole Member of Ravenwood Country Club, LLC, the within named bargainor, and limited liability company, and that he as such Sole Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said David C. Watkins, Jr. as such Sole Member.

Witness my hand and official seal on this 25th day of October, 2016.

Notary Public
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Watkins, Jr., individually and as successor in interest of Ravenwood Country Club, LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

File No.: 161759

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 14th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of the Ravenwood, Country Club, LLC property of record in instrument number 20080905-009150 in the Register's Office for Davidson County, Tennessee, and being more described as follows:

Beginning at an iron rod (old) in the southerly boundary line of the Tom Douglas Binns, Trustee property recorded in instrument number 20141017-0096096 in said Register's office, and being the northwest corner of The Reserve at Stone Hall, Phase 1 Section 2B recorded in instrument number 20131014- 0107217 in said Register's Office;

Thence with the boundary line of said The Reserve at Stonehall and continuing with the boundary of Meritage Homes of Tennessee, Inc. recorded in instrument number 20150729 – 0074430,

S52°20'47" W 1344.22 feet to an iron road (new);

Thence with said Meritage Homes of Tennessee boundary line as follows:

S 81°22'56" W, 422.24 feet to an iron rod (new),

S 78°49'51" W, 103.45 feet to an iron rod (new) and

S76°29'20"W, 154.40 feet an iron rod (new);

Thence, with the boundary line of Metropolitan Government of Nashville and Davidson County recorded in instrument number 20120120 – 0005880 as follows:

N 31° 49' 01" W, 89.48 feet to an iron rod (new),

S 82° 18' 37" W, 87.72 feet to an iron rod (new),

N 15° 55' 00" W, 173.27 feet to an iron rod (new),

S 87° 33' 02" W, 119.05 feet to an iron rod (new),

N 83° 54' 40" W, 118.3 feet to an iron rod (new),

N 84° 58' 26" W, 241.09 feet to a 24" Hackberry,

N 31° 40' 54" E, 183.82 feet to an iron rod (old),

N 32°18'29" E, 124.14 feet to an iron rod (old),

N 34°45'18" E, 138.81 feet to an iron rod (old),

N 67°53'00", 23.12 feet to an iron rod (old),

N 88°42'25" E, 141.49 feet to an iron rod (old)

N75°00'23"E, 266.90 feet to an iron rod (new)

N74°53'24" E, 174.53 feet to an iron rod (new)

N 73°52'52" E, 173.28 feet to an iron rod (old)

N 73°35'19"E, 192.25 feet to an iron rod (new)

S 84°02'50" E, 214.36 feet to an iron rod (new),

N 04°48'52" E, 75.60 feet to an iron rod (new),

N 88°50'26" E, 256.90 feet to a 36" oak,

N 57° 06' 20" W, 164.42 feet to a 48" Oak,

N 13°02'37" W, 96.11 feet to an iron rod (old) in said boundary line of the Tom Douglas Binns, Trustee property;

Thence with said boundary as follows:

N 89°29'44" E, 279.62 feet to an iron rod (new),

S86°20'45"E, 206.94 feet to an iron rod (new) and,

S 80°34'04" E, 931.44 feet to beginning containing 132,9310 square feet or 30.52 acres more or less.

Being part of the same property conveyed to Ravenwood Country Club, LLC, a Tennessee limited liability company, by Warranty Deed from Ravenwood Club, Inc., a Tennessee corporation, filed for record 09/05/2008 in Instrument No. 20080905-0091050, Register's Office for Davidson County, Tennessee. This conveyance is part of the winding up of Ravenwood Country Club, LLC.