(2)

BILL GARRETT, Davidson County
Trans:T20160096469 DEEDWARRSP
Recvd: 11/01/16 11:07 2 pgs
Fees:13.00 Taxes:2626.96
20161101-0115352

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $709,990.00

Alexis M. Cantrell
Affiant

Subscribed and sworn to before me, this 31st day of October, 2016

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Grubbs, Jr.	First Community Mortgage Inc.	117-12-0O
(NAME)	(NAME)	(MAP)
1487B Woodmont Blvd.	750 Old Hickory Blvd. Suite 262	002.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Weekley Homes, LLC, a Delaware Limited Liability Company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto Kenneth Grubbs, Jr. and Steven Gee, a married couple, hereinafter called the Grantee, a certain tract of land in Williamson County, Tennessee, described as follows:

Certain Townhomes located in Davidson County, Tennessee, described as Unit No. 2 of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime, located in Nashville, Tennessee, as shown on the plat recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium apartments, recorded in Instrument No. 20150526-0048171 and amended in Instrument No. 20151009-0103197, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of 1487 Woodmont Boulevard Townhomes, a Horizontal Property Regime with Private Elements, Condominium Apartments contained in the Declaration of Covenants, Conditions and Restrictions appended thereto and recorded in Instrument No. 20150526-0048171, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Warranty deed from George P. Deckard, Executor of the Estate of the James Wallace Deckard of record in Instrument No. 20150102-0000091 Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 02, 2015 and Affidavit of Scrivener' s Error recorded on February 03, 2015, in Instrument No. 20150203-0010026, Register's Office for Davidson County, Tennessee. and

Being a portion of the same property conveyed to Weekley Homes, LLC, a Delaware limited liability company by Quitclaim deed from Weekley Homes, LLC, a Delaware limited liability company of record in Instrument No. 20150324-0025103 Register's Office for Davidson County, Tennessee, dated March 23, 2015 and recorded on March 24, 2015.

This conveyance is subject to (i) taxes for the current year and subsequent years which have been assumed by the Grantee, (ii) all matters as contained on the plat of the Subdivision; (iii) any and all Restrictions and Easements of record; all in the Register's Office for Williamson County, Tennessee, to which reference is hereby made.

This is improved property known as: 1487B Woodmont Blvd., Nashville, Tennessee 37215

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

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

Witness my/our hand(s) this 31st day of October, 2016.

Weekley Homes, LLC, a Delaware Limited Liability Company

By: Monica Jackson, Div. Coord.
Monica Jackson, Division Coordinator

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Monica Jackson, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Division Coordinator of Weekley Homes, LLC, a Delaware Limited Liability Company, the within named bargainor, a limited liability company, and that she as such Controller being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Monica Jackson, as such Division Coordinator.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of October, 2016.

Notary Public

My commission expires 5/9/2019



