BILL GARRETT, Davidson County
Trans:T20160096496 DEEDWARRSP
Recvd: 11/01/16 11:58 5 pgs
Fees:28.00 Taxes:370.00
20161101-0115414

This instrument prepared by:
Bettie Winton
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
BEAZER HOMES, LLC 1018 Elm Hill Pike Nashville, TN 37210	Same	Map: 97 Being a Portion of Parcel: 159

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CHRIS PARDUE,** an individual (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **BEAZER HOMES, LLC,** a Delaware limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" and as shown on Exhibit "B", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "C", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its representatives, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Signature Page to Follow

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 28th day of October, 2016.

CHRIS PARDUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, CHRIS PARDUE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2016.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $100,000.00.

Affiant

Subscribed and sworn before me this 28th day of October, 2016.

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

NOTARY PUBLIC
My Commission Expires: _____

EXHIBIT A

VILLAGES OF RIVERWOOD **04-160\7975**
0.38 ACRE TRACT

BEING A CERTAIN TRACT OF LAND LYING IN THE FOURTEENTH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID TRACT IS LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF STONEWATER DRIVE, SOUTH 05 DEGREES 11 MINUTES EAST, 270 FEET FROM THE CENTERLINE INTERSECTION OF RIVERWOOD VILLAGE BOULEVARD, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES IN THE EASTERLY RIGHT-OF-WAY LINE OF STONEWATER DRIVE AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 20080723-0075577 R.O.D.C.T., (REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE), AT THE SOUTHWESTERLY CORNER OF OPEN SPACE V AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE" OF RECORD AS INSTRUMENT NUMBER 20080723-0075577, R.O.D.C.T, AND BEING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH THE SOUTHERLY LINE OF SAID OPEN SPACE V, NORTH 81 DEGREES 59 MINUTES 07 SECONDS EAST, 161.00 FEET TO AN IRON ROD (OLD) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES AT THE SOUTHEASTERLY CORNER OF SAID OPEN SPACE V, IN THE WESTERLY LINE OF CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 20030502-0058948, R.O.D.C.T.;

THENCE, WITH SAID PARDUE, WITH A CURVE TO THE LEFT, WITH A DELTA ANGLE OF 01 DEGREES 55 MINUTES 32 SECONDS, A RADIUS OF 789.00 FEET, AN ARC LENGTH OF 26.52 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 58 MINUTES 39 SECONDS EAST, 26.52 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID PARDUE, SOUTH 09 DEGREES 56 MINUTES 26 SECONDS EAST, 77.53 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES AT THE NORTHEASTERLY CORNER OF OPEN SPACE Y AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2A" OF RECORD AS INSTRUMENT NUMBER 20110401-0025117, R.O.D.C.T.;

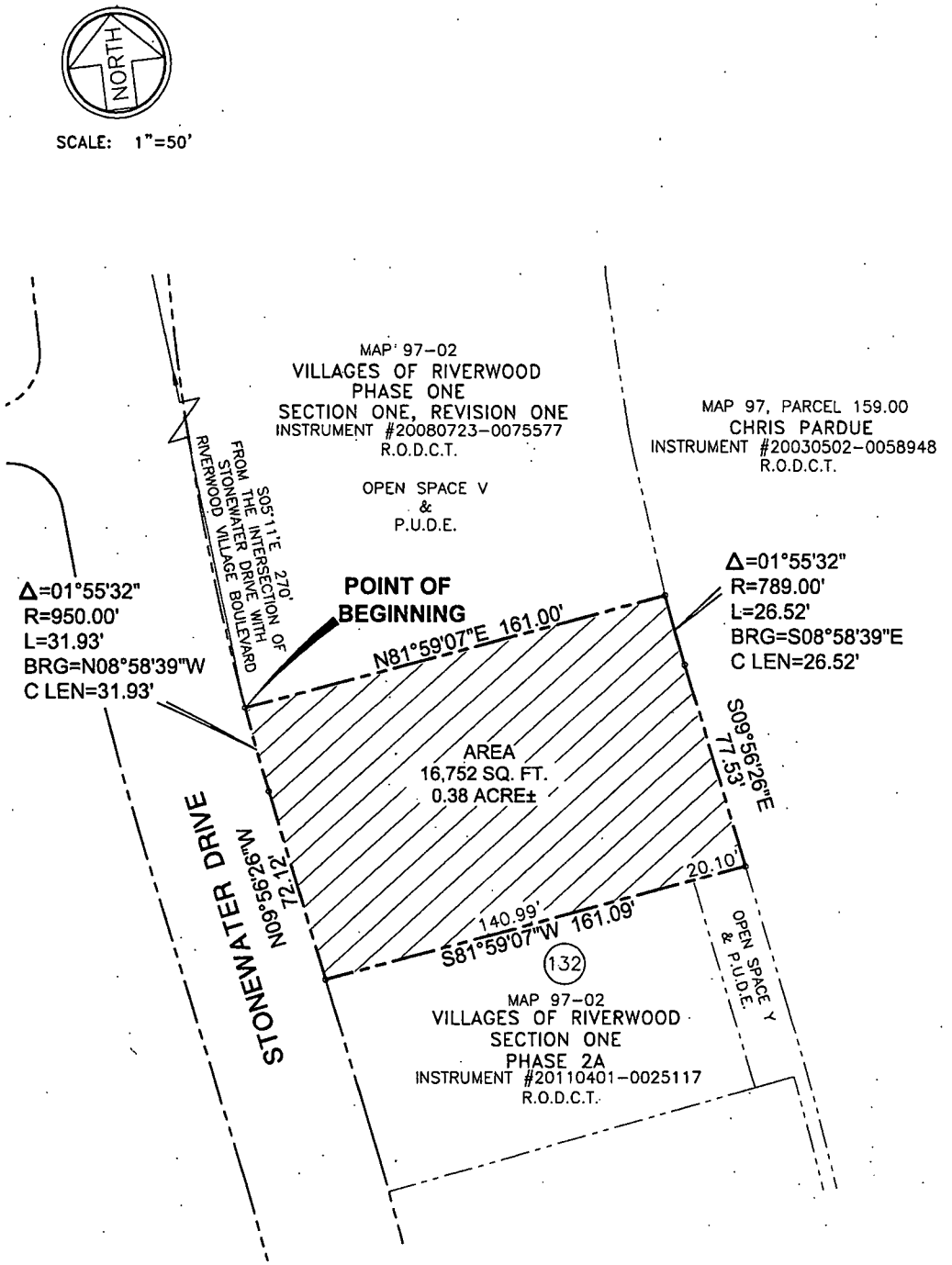
THENCE, LEAVING SAID PARDUE WITH SAID OPEN SPACE Y AND LOT 132 OF SAID PHASE 2A, SOUTH 81 DEGREES 59 MINUTES 07 SECONDS WEST, 161.09 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STONEWATER DRIVE AS SHOWN ON THE PLAT ENTITLED "VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 2A" OF RECORD AS INSTRUMENT NUMBER 20110401-0025117, R.O.D.C.T.;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 09 DEGREES 56 MINUTES 26 SECONDS WEST, 72.12 FEET TO AN IRON ROD (NEW) WITH A CAP STAMPED RAGAN-SMITH & ASSOCIATES;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY LINE, WITH A CURVE TO THE RIGHT, WITH A DELTA ANGLE OF 01 DEGREES 55 MINUTES 32 SECONDS, A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 31.93 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08 DEGREES 58 MINUTES 39 SECONDS WEST, 31.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 16,752 SQUARE FEET OR 0.38 ACRE, MORE OR LESS;

BEING THE SAME PROPERTY AS CONVEYED TO CHRIS PARDUE OF RECORD AS INSTRUMENT NUMBER 20100108-0001969, R.O.D.C.T.

EXHIBIT "B"



G:\04160-7975\1-Survey\Exhibits\2013\0.38 Acre Exhibit\7975 Exhibit 0.38 ac.dwg

DATE	JANUARY 11, 2013
APPROVED BY:	TJS
DRAWN:	SLN
SCALE:	1" = 50'
JOB NO.	WK. ORDER
04-160	7975

VILLAGES OF RIVERWOOD

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY EXHIBIT

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
RAGAN • SMITH • ASSOCIATES, INC.
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-8739 WWW.RAGANSMITH.COM

EXHIBIT "C"
Permitted Exceptions

1. Taxes and assessment for the year 2017, a lien not yet due and payable.

2. Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument Number 2007070713-0083651, said Register's Office.

3. Grant of Easement, of record in Instrument No. 20090109-0002452, said Register's Office.