SPECIAL WARRANTY DEED

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,683,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 12/18/17

(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	18200022200 and 18200022500
(NAME)	(NAME)	
17851 N. 85th Street Suite 300		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **OHB Land LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Meritage Homes of Tennessee Inc. an Arizona corporation,** hereinafter called the GRANTEE(S), its 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

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, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Phase 1A and 2, Clover Glen, Antioch, TN 37013

(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), its 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), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

BILL GARRETT, Davidson County
Trans:T20170011656 DEEDWARRSP
Recvd: 02/08/17 11:37 5 pgs
Fees:28.00 Taxes:6227.10
20170208-0013268

Witness my/our hands this 6th day of February, 2017.

OHB LAND LLC

by: _____
Richard McAdams, Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard McAdams with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of OHB Land LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 6th day of February, 2017.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 11/23/17

File No.: 162005

EXHIBIT "A"
LEGAL DESCRIPTION

Phase 1A

Being a certain tract of land situated in the 33rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being generally bounded on the North by Old Hickory Boulevard (50 foot right-of-way); the East by Phase 1B, Phase 3 and Phase 4 of Proposed Clover Glen Subdivision; The South by Phase 2 of Proposed Clover Glen Subdivision; the West by the Richard McAdams property of record in Instrument# 20150824-0085110, register's office of Davidson County, Tennessee (R.O.D.C.T.), the Daniel Glen Gregory property of record in Instrument# 20141201-0109880 R.O.D.C.T. and the Alvaro Balderas-Martinez property of record in Instrument# 20150409-0031400, on the R.O.D.C.T. and being more particularly described as follows: Beginning at a 3/4 inch iron rod (old) at the NorthEast corner of said Daniel Glen Gregory property in the Southerly Right-of-Way of Old Hickory Boulevard and being the NorthWest corner of the Steve Eatherly, successor trustee of the JD Rivergate land trust property of record in Instrument# 20121228-0120237, R.O.D.C.T., of which the herein described tract of land is a part; Thence, with said Southerly Right-of-Way of Old Hickory Boulevard, South 81 degrees 36 minutes 39 seconds East, 813.59 feet; Thence, leaving the Southerly Right-of-Way of Old Hickory Boulevard, crossing said Eatherly property the next twenty-two calls:

1. South 55 degrees 35 minutes 07 seconds West, 94.22 feet;
2. South 07 degrees 39 minutes 47 seconds West, 195.02 feet;
3. With a curve to the left having a radius of 25.00 feet, an arc length of 39.25 feet, a central angle of 89 degrees 56 minutes 52 seconds, and a chord bearing and distance of South 37 degrees 18 minutes 39 seconds East, 35.34 feet;
4. South 82 degrees 17 minutes 05 seconds East, 52.59 feet;
5. South 07 degrees 42 minutes 55 seconds West, 50.00 feet;
6. North 82 degrees 17 minutes 05 seconds West, 285.00 feet;
7. with a curve to the left having a radius of 25.00 feet, an arc length of 39.29 feet, a central angle of 90 degrees 03 minutes 08 seconds, and a chord bearing and distance of South 52 degrees 41 minutes 21 seconds West, 35.37 feet;
8. South 07 degrees 39, minutes 47 seconds West, 440.00 feet;
9. With a curve to the left having a radius of 25.00 feet, an arc length of 39.25 feet, a central angle of 89 degrees 56 minutes 52 seconds, and a chord bearing and distance of South 37 degrees 18 minutes 39 seconds East, 35.34 feet;
10. South 07 degrees 42 minutes 55 seconds West, 50.00 feet;
11. North 82 degrees 17 minutes 05 seconds West, 280.17 feet;
12. with a curve to the left having a radius of 25.00 feet, an arc length of 38.52 feet, a central angle of 88 degrees 16 minutes 29 seconds, and a chord bearing and distance of South 53 degrees 34 minutes 41 seconds West, 34.82 feet;
13. With a curve to the right having a radius of 525.00 feet, an arc length of 275.95 feet, a central angle of 30 degrees 06 minutes 57 seconds, and a chord bearing and distance of South 24 degrees 29 minutes 55 seconds West, 272.79 feet;
14. With a curve to the left having a radius of 25.00 feet, an arc length of 37.08 feet, a central angle of 84 degrees 59 minutes 24 seconds, and a chord bearing and distance of South 02 degrees 56 minutes 19 seconds East, 33.78 feet;
15. South 45 degrees 26 minutes 01 seconds East, 246.54 feet;
16. South 44 degrees 33 minutes 59 seconds West, 178.13 feet;
17. North 63 degrees 05 minutes 01 seconds West, 142.67 feet;
18. North 52 degrees 25 minutes 44 seconds West, 142.75 feet;
19. North 58 degrees 17 minutes 04 seconds West, 52.42 feet;
20. North 62 degrees 33 minutes 53 seconds West, 254.63 feet;
21. North 78 degrees 52 minutes 15 seconds West, 68.98 feet to the Easterly line of said McAdams property;

Thence, with the Easterly line of McAdams, North 07 degrees 26 minutes 14 seconds East, 191.25 feet to a 5/8 inch iron rod (old) at the SouthWest corner of said Alvaro Balderas-Martinez property;

With the southerly line of Balderas-Martinez and the Daniel Gregory property South 85 degrees 50 minutes 17 seconds East, passing an 1/2 inch iron rod (old) at a distance of 222.76 feet, for a total distance of 434.38 feet to 1/2 inch iron rod (old) at the SouthEast corner of said Daniel Gregory property;

Thence, with the Easterly line of said Gregory property, North 07 degrees 11 minutes 44 seconds East, 1007.96 feet to the point of beginning and containing 776,673 square feet or 17.83 acres, more or less.

Phase 2

Being a certain tract of land situated in the 33rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being generally bounded on the North by phase 1A of Proposed Clover Glen Subdivision; On the East by phase 4 of said Clover Glen Subdivision; on the South by the McClananhan Electric property of record in Instrument# 20020102-0000350, register's office, Davidson County, Tennessee (R.O.D.C.T.), the Charles W. Drinkworth and wife, Lynn W. Drinkworth property of record in Instrument# 20050610-066490, the Eric A. Tice and wife, Stephanie L. Tice property of record in Instrument# 20040914-0110818, R.O.D.C.T., the Ronald Barry McPeak and wife, Mooyene K. McPeak property of record in deed books 5928, page 395 and 5928, page 389, R.O.D.C.T., the Barbara N. Robinson property of record in Deed Book 11401, Page 455, R.O.D.C.T., and the Harold F. Cooke and wife, Ruby Lucky Cooke property of record in Instrument# 20150824-0085110, R.O.D.C.T.; on the West by the Richard McAdams property of record in Instrument# 20150824-0085110, R.O.D.C.T, the Alvaro Balderas- Martinez property of record in Instrument# 20150409-0031400, R.O.D.C.T., the Daniel Glen Gregory property of record in instrument# 20141201-0109880 and being more particularly described as follows:

Commencing at a 3/4 inch iron rod (old) at the NorthEast corner of said Daniel Glen Gregory property in the Southerly Right-of-Way of Old Hickory Boulevard and being the NorthWest corner of the Steve Eatherly, successor trustee of the JD Rivergate land trust property of record in Instrument# 20121228-0120237, R.O.D.C.T. of which the herein described tract of land is a part;

Thence, leaving Right-of-Way of Old Hickory Boulevard with the Easterly line of Gregory South 07 degrees 11 minutes 44 seconds West, 1007.96 feet to an 1/2 inch iron rod (old);

Thence, with the Southerly line of Gregory and the Baldereras-Martines property, North 85 degrees 50 minutes 17 seconds West, passing an 1/2 inch iron rod (old) at 211.62 feet, for a total distance of 434.38 feet to a 5/8 inch iron rod (old) in the Easterly line of said McAdams property;

Thence, with Easterly line of McAdams, South 07 degrees 26 minutes 14 seconds West, 191.29 feet to the point of beginning and being the NorthWest corner of herein described tract;

Thence, leaving McAdams Easterly line, crossing said Gregory Property, the following ten bearings and distances:

1. South 78 degrees 52 minutes 15 seconds East, 68.98 feet;
2. South 62 degrees 33 minutes 53 seconds East, 254.63 feet;
3. South 50 degrees 14 minutes 50 seconds East, 68.53 feet;
4. South 58 degrees 17 minutes 04 seconds East, 52.42 feet;
5. South 52 degrees 25 minutes 44 seconds East, 142.75 feet;
6. South 63 degrees 05 minutes 01 seconds East, 142.67 feet;
7. South 33 degrees 21 minutes 35 seconds East, 225.11 feet;
8. South 42 degrees 45 minutes 39 seconds East, 119.60 feet;
9. South 56 degrees 07 minutes 49 seconds East, 93.29 feet;
10. South 44 degrees 07 minutes 04 seconds East, 65.61 feet to the Northerly line of said McClanahan Electric property;

Thence, with the Northerly line of McClanahan Electric, North 83 degrees 21 minutes 31 seconds West, 102.38 feet to an 1/2 inch iron rod (old) at the NorthEast corner of said Charles W. Drinkworth and wife, Lynn W. Drinkworth property;

Thence, with the Northerly line of Drinkworth, Line, and the Ronald Barry McPeak and wife, Mooyene K. McPeak property of record in deed book 5928, page 395, R.O.D.C.T., North 83 degrees 30 minutes 00 seconds West, passing an 1/2 inch iron rod (old) at the NorthEast corner of Tice, 172.93 feet, continuing with Tice, and passing an 1/2 inch iron rod (old) at 342.19 feet and continuing with McPeak a total distance of 513.22 feet to an 1/2 inch iron rod (old) to the NorthWest corner of McPeak;

Thence, with the West line of McPeak, South 07 degrees 29 minutes 05 seconds West, 485.74 feet to an 1/2 inch iron rod (old) at the NorthEast corner of said Ronald Barry McPeak and wife, Mooyene K. McPeak property of record in Deed Book 5928, Page 389, R.O.D.C.T.;

Thence, with the Northerly line of McPeak, North 85 degrees 41 minutes 37 seconds West, 201.31 feet an 1/2 inch iron rod (old) at the NorthEast corner of said Barbara N. Robinson property;

Thence, with the Northerly line of Robinson, North 87 degrees 29 minutes 58 seconds West, 197.72 feet an 1/2 inch iron rod (old) at the NorthEast corner of said Harold F. Cooke and wife, Ruby Lucky Cooke property; Thence, with the Northerly line of Cooke, North 86 degrees 07 minutes 03 seconds West, 31.78 feet an 3/4 inch iron rod (old) at the southeast corner of said Richard McAdams property;

Thence, with the Easterly line of Adams, North 07 degrees 26 minutes 14 seconds East, passing a 3/4 inch iron rod (old) at 212.13 feet and at 512.21 feet, for a total distance of 1123.78 feet to the point of beginning and containing 596,412 square feet or 13.69 acres, more or less.

Being part of the same property conveyed to OHB Land LLC, a Tennessee limited liability company, by deed from Steve Eatherly, Successor Trustee of the J.D. Rivergate Land Trust, dated May 12, 2016 and recorded on May 17, 2016 in Instrument No. 20160517-0049117, Register's Office, Davidson County, Tennessee.