BILL GARRETT, Davidson County
Trans:T20170014946 DEEDWARRSP
Recvd: 02/21/17 09:43 2 pgs
Fees:13.00 Taxes:252.96

20170221-0017009

SPECIAL WARRANTY DEED

28393

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,367.50.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2017.

(Affix Seal) Notary Public

My Commission Expires: 9/20/17

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER D. STACEY WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The Jones Company of Tennessee, L.L.C.	New Owner	Map/Parcel
1221 Liberty Pike		126 14 0A 023.00
Franklin, TN 37067		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRAVIS PROPERTY DEVELOPERS, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto THE JONES COMPANY OF TENNESSEE, L.L.C., a Missouri limited liability company, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of the Final Plat of Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Travis Property Developers, a Tennessee general partnership, by Quitclaim Deed from Joseph L. Rodgers, also known as Joe Rodgers, Steven M. Adcock, also known as Steve Adcock, and John D. Valiquette, also known as John Valiquette, of record in Instrument Number 20130617-0061817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable.
2. Subject to all matters shown on the Plan of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions for Travis Trace with By-Laws appended thereto, of record in Instrument Number 20140703-0058975, Register's Office for Davidson County, Tennessee.
4. Charter of Travis Trace Homeowners Association of record in Instrument Number 20141217-0115370, Register's Office for Davidson County, Tennessee.
5. Detention pond easement agreement of record in Instrument Number 20130614-0061084, Register's Office for Davidson County, Tennessee.
6. Restrictions for stormwater facilities and system of record in Instrument Number 20140108-0002017, Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of a Public Utilities Easement of record in Instrument No. 20150811-0080294, Register's Office for Davidson County, Tennessee
8. Stormwater detention agreement of record in Instrument Number 20070423-0047722, Register's Office for Davidson County, Tennessee.
9. Easement to Harpeth Valley Utility District of record in Instrument Number 20070523-0061462, Instrument Number 20071109-0132431, corrected by Instrument Number 20071210-0142184, Register's Office for Davidson County, Tennessee.
10. Sanitary sewer and/or drainage easement of record in Instrument Number 20070801-0091062, and Instrument Number 20070801-0091141, Register's Office for Davidson County, Tennessee.

11. Public utility easement of record in Instrument Number 20071115-0133969, Register's Office for Davidson County, Tennessee.
12. Temporary construction easements of record in Instrument Number 20070523-0061457, Instrument Number 20070523-0061458, Instrument Number 20070523-0061459, Instrument Number 20070523-0061460, and Instrument Number 20070523-0061461, Register's Office for Davidson County, Tennessee.
13. Agreement for dedication of public utility and drainage easements of record in Instrument Number 20130614-0061074, Instrument Number 20130614-0061075, Instrument Number 20130614-0061076, and Instrument Number 20130614-0061077, Register's Office for Davidson County, Tennessee.
14. Agreement for dedication of public utility and drainage easement and/or public street right of way and temporary construction easement agreement of record in Instrument Number 20130614-0061073, Register's Office for Davidson County, Tennessee.
15. Temporary construction easement agreement of record in Instrument Number 20130614-0061078, Instrument Number 20130614-0061082, Instrument Number 20130614-0061085, and Instrument Number 20130614-0061087, Register's Office for Davidson County, Tennessee.
16. Temporary construction easement agreement for sanitary sewers and appurtenances of record in Instrument Number 20130614-0061083 and Instrument Number 20130614-0061086, Register's Office for Davidson County, Tennessee.
17. Subject to all matters shown on the Plan of record in Plat Book 161, Page 18, Register's Office for Davidson County, Tennessee.
18. Subject to all matters shown on the Plan of record in Instrument Number 20010226-0017622, Register's Office for Davidson County, Tennessee.

This is (X) unimproved property known as:
Lot 23, Travis Trace Subdivision, AKA 8501 Beautiful Valley Drive, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not further or otherwise.

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 hand(s) this 15th day of February, 2017.

TRAVIS PROPERTY DEVELOPERS

BY: _____, Partner
Joe L. Rodgers, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Joe L. Rodgers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of Travis Property Developers, the within named baragainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand, at office, this 15th day of February, 2017.

_____
Notary Public

My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY