Box 36

THIS INSTRUMENT PREPARED BY: *Douglas A. Brace, Reg. #3485* *ORTALE KELLEY* *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 30248SP***	*STATE OF TENNESSEE*] *COUNTY OF* Williamson] *The actual consideration or value, whichever is greater, for this transfer is $1,020,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE* 20 *OF MARCH, 2017.* Marcy L Eibel *Notary Public* *My commission expires:* 9/3 18

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and Address of New Owners:

Highland Falls Tennessee, LLC
115 Penn Warren Drive #300-381
Brentwood, TN 37027

Send Tax Bills To:

New Owner

BILL GARRETT, Davidson County
Trans: T20170024750 DEEDWARRSP
Recvd: 03/23/17 13:47 3 pgs
Fees: 18.00 Taxes: 3774.00
20170323-0028599

Street Address of Subject Property:	**Map and Parcel Nos.:**
Lot Nos. 1 thru 12, Towering Oaks, Phase 3 Nashville, TN	P/0 098-052.02

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **HIGHLAND FALLS TENNESSEE, LLC**, a Tennessee limited liability company (a division of Smith Douglas Homes, a Georgia limited liability company), hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1-12, as shown on the map entitled Towering Oaks, Phase 3, of record as Instrument No. 20170216-0015923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Tenn. Contractors, Inc. by Warranty Deed from Bruce E. Harp and wife, Richelle L. Harp, of record as Instrument No. 20150819-0083398 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No(s). 1-12, Towering Oaks, Phase 3, Nashville, Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for the year 2017 which have been prorated between the parties and assumed by Grantee.

2. Matters shown on Plan of record as Instrument No. 20170216-0015923 in the Register's Office for Davidson County, Tennessee.

3. Easements of record in Instrument No(s). 20010614-0062786 and 20010205-0010996 in said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions for Towering Oaks Phase 3 of record as Instrument No. 20161214-0131103 in said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20151022-0107402 in said Register's Office.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete land survey of the property.

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 covenants 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 the same in unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its 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 by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has signed its name this 17 day of March, 2017.

TENN. CONTRACTORS, INC.

By: _____
Tyler L. Ring, President

STATE OF TENNESSEE]
]
COUNTY OF Williamson]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared Tyler L. Ring, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of TENN. CONTRACTORS, INC., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal of office in Franklin, Tennessee, this 17 day of March, 2017.

Marcy L Eibel
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/3/18

MARCY L. EIBEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
