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*	*STATE OF TENNESSEE*) *COUNTY OF* Maury) *The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th OF MARCH, 2017.* Vicky L. Morrow *Notary Public* *My commission expires:* 07/21/20

VICKY L. MORROW STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of New Owners:

D. R. Horton, Inc.
7175 Nolensville Road, Suite 202
Nolensville, TN 37135

BILL GARRETT, Davidson County
Trans:T20170026264 DEEDWARR
Recvd: 03/29/17 09:18 6 pgs
Fees:33.00 Taxes:4440.00
20170329-0030345

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel Nos.:**
12444 Old Hickory Boulevard Antioch, TN 37013	16400014300

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, **OLD HICKORY LAND PARTNERS, LLC,** a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **D. R. HORTON, INC.,** a Delaware corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as shown on Exhibit "A", 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 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, except as set forth on Exhibit "B", attached hereto and incorporated herein by reference, 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.

[Remainder of page intentionally left blank; signatures follow.]

IN WITNESS WHEREOF, the Grantor has signed its name this 28th day of March, 2017.

OLD HICKORY LAND PARTNERS, LLC

By: _____

William R. Hostettler, Managing Member

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public of the State and County aforesaid, duly commissioned and qualified, personally appeared William R. Hostettler, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of OLD HICKORY LAND PARTNERS, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Managing Member.

WITNESS my hand and official seal of office in Nashville, Tennessee, this 28th day of March, 2017.

ROXANE GELBAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES:
JULY 5, 2020

EXHIBIT A

Legal Description

Land situated in the 33rd Council District of Davidson County, Tennessee, and is more particularly described as follows:

Commencing at the approximate centerline intersection of Old Hickory Boulevard and Maxwell Road, thence in a northerly direction, an approximate distance of 30 feet to a capped iron rod set on the northerly margin of Old Hickory Boulevard, said rod being the southeasterly corner of the herein described land and the point of beginning;

Thence southwesterly along said margin with a curve turning to the right, with an arc length of 329.98 feet, having a radius of 1,115.73 feet; a chord bearing of South 86° 15' 15" West, and a chord length of 328.77 feet to a capped iron rod set;

Thence continuing along said margin for the following two calls, North 85° 16' 22" West, a distance of 289.70 feet to a capped iron rod set;

Thence with a curve turning to the left with an arc length of 6.26 feet, having a radius of 1,939.55 feet, a chord bearing of North 85° 21' 55" West, and a chord length of 6.26 feet to a capped iron rod set, said corner being common with land conveyed to Brenda Paraizo Jimenez, of record in Instrument No. 20051020-0126450 (R.O.D.C., TN) and as originally described in Deed Book 2747, Page 633 (R.O.D.C.TN);

Thence leaving said margin and along the line of Jimenez, North 09° 15' 17" East, a distance of 626.95 feet to a 1" iron pipe;

Thence continuing along the line of Jimenez, North 83° 50' 46" West, a distance of 124.87 feet to a 5/8" iron rod;

Thence along the lines of June and Tom Wiggins, of record in Instrument No. 20110425-0031390 (R.O.D.C.,TN) and M. Lee Barrett, Jr., of record in Deed Book 5651, Page 108 (R.O.D.C., TN), North 84° 25' 11" West, a distance of 461.51 feet to an iron rod with an MEC cap at the base of a T-Post;

Thence along the line of Victor Hazelwood, Trustee of OHB Land Investment Trust, of record in Instrument No. 20110602-0042038 (R.O.D.C., TN), North 05° 49' 17" East, a distance of 841.23 feet to a ½" iron rod found, said rod being along the southerly line of Antioch High School, as conveyed to the Metropolitan Government of Nashville and Davidson County in Deed Book 9699, Page 468 (R.O.D.C., TN);

Thence with the line of the Metropolitan Government, South 89° 43' 48" East, a distance of 860.15 feet to a capped iron rod;

Thence continuing with said line, South 89° 00' 07" East, a distance of 376.91 feet to capped iron rod, as set by Tennessee Registered Land Surveyor No. 213, said rod being a comer in Lot 28 of Section Five Meadow Woods, of record in Instrument No. 20010605-0058130 (R.O.D.C.,TN);

Thence with said Meadow Woods, South 07° 12' 58" West, a distance of 13.45 feet to a ½" iron rod;

Thence South 06° 32' 59" West, a distance of 129.05 feet to a capped iron rod set;

Thence South 07° 54' 07" West, a distance of 368.08 feet to a ½" iron rod leaning, said rod being on the northerly margin of Peaceful Brook Drive;

Thence South 07° 37' 23" West, a distance of 50.20 feet to a concrete monument, said monument being along the southerly margin of Peaceful Brook Drive;

Thence South 07° 54' 58" West, a distance of 376.54 feet to a capped iron rod set, said rod being along the westerly line of Lot 54 of Section Four Meadow Woods, of record in Instrument No. 20010605-0058115 (R.O.D.C.,TN);

Thence with the subdivision, South 08° 24' 12" West, a distance of 306.25 feet to a capped iron rod set;

Thence South 11° 47' 34" West, a distance of 85.03 feet to a leaning iron rod, said rod being the southwesterly corner of the aforementioned subdivision and the northwesterly corner of land conveyed to Imseven, LLC, of record in Instrument No. 20070314-0031228 (R.O.D.C., TN);

Thence along the line of Imseven, LLC, South 08° 37' 21" West, a distance of 193.37 feet to the point of beginning, having an area of 1,470,559.9 square feet or 33.76 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on February 9, 2017 and is based on an ALTA/NSPS Land Title Survey conducted by Dale and Associates under Project Number 16192 in January of 2017.

Being the same property conveyed to Old Hickory Land Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from First Tennessee Bank, National Association, of record in Instrument No. 20110610-0044460 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 12444 Old Hickory Boulevard, Antioch, TN 37013.

EXHIBIT B

Exceptions

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. Perpetual Easement Agreement of record in Instrument No. 20060322-0033010 in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Survey dated February 6, 2017, prepared by Dale and Associates indicates a fence running within the easterly boundary of the subject property.