SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-34209

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

NANCY SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires April 13, 2019

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Brian Bobinger	Joseph Brian Bobinger	079-00-0-101.00
(NAME)	(NAME)	
1270 Dog Creek Road	1270 Dog Creek Road	
(ADDRESS)	(ADDRESS)	
Kingston Springs, TN 37082	Kingston Springs, TN 37082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20170028513 DEEDWARRSP
Recvd: 04/04/17 15:39 2 pgs
Fees: 13.00 Taxes: 1741.78
20170404-0033080

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cline Development, LLC, a Tennessee limited liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Justine Bobinger, and husband Joseph Bobinger**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 3, of Phase 1 Westport Business Park, of record in Instrument #201603240028084, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Stephen D. Cline, Trustee by Quit Claim Deed dated 12/29/2011 from Cline Development, LLC of record in Instrument 20111228-0101516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Book 5200, Page 251, Register's Office for Davidson County, Tennessee.
All matters as set forth per Instrument 20160324-0028084, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions and Reservation of Easement of record in Instrument 20150212-0013172, as amended of record in Instrument 20151001-0099810, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement Easement of record in Instrument 20081126-0115659, Register's Office

for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities Systems of record in Instrument 20120604-0048310, Register's Office for Davidson County, Tennessee.
Affidavit of record in Instrument 2015-0615-0056280, Register's Office for Davidson County, Tennessee.
No insurance is afforded as to the exact acreage contained in the property described herein.
Rights of others under any unrecorded leases.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

unimproved ☑

This is improved ☐ property, known as Lot 3 WestPort Development, Nashville, TN

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

Witness our hands this 31st day of March, 2017.

CLINE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Stephen D. Cline
Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen D. Cline with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Cline Development, LLC, 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 entity by himself as Managing Member.

WITNESS my hand and seal this 31st day of March, 2017.

Notary Public _____
My Commission Expires: 8/27/17

WILLIAMSON COUNTY
DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064