BILL GARRETT, Davidson County
Trans:T20170070162 DEEDWARRSP
Recvd: 08/14/17 10:20 3 pgs
Fees:18.00 Taxes:5365.00
20170814-0083011

SPECIAL WARRANTY DEED

COUNTY OF DAVIDSON EMILY MARGARET CROWDER TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-5-2020

(AFFIX SEAL)

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
Hidden Valley Homes, LLC	New Owner	See Attached as Exhibit A
(NAME)	(NAME)	
1728 General George Patton Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Pillow Street Cottages, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hidden Valley Homes, LLC, a Tennessee limited liability company** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Williamson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Units 1-14 on Exhibit "B" of the Declaration of Protective Covenants, Conditions and Restrictions for Pillow Street Cottages, a Townhouse Planned Unit Development of record as Instrument 20160415-0036657, reference to which is hereby made for a more complete description.

Being the same property conveyed to Pillow Street Cottages, LLC, a Tennessee limited liability company by Warranty Deed from Ewing Holdings, LLC, a Tennessee limited liability company of record as Instrument 20160202-0009909, Register's Office for Davidson County, Tennessee.

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 Exhibit A, 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 10th day of August, 2017.

PILLOW STREET COTTAGES, LLC

Christopher Rudd
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Rudd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Pillow Street Cottages, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 10th day of August, 2017.

Notary Public
My Commission Expires: 5/8/21

SUZANNE N REESE NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 8, 2021

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

EXHIBIT "A"

105-07-0-136.00
105-07-0-137.00
Unit 1: 105-07-2E-00100
Unit 2: 105-07-2E-00200
Unit 3: 105-07-2E-00300
Unit 4: 105-07-2E-00400
Unit 5: 105-07-2E-00500
Unit 6: 105-07-2E-00600
Unit 7: 105-07-2E-00700
Unit 8: 105-07-2E-00800
Unit 9: 105-07-2E-00900
Unit 10: 105-07-2E-001000
Unit 11: 105-07-2E-001100
Unit 12: 105-07-2E-001200
Unit 13: 105-07-2E-001300
Unit 14: 105-07-2E-001400
Common Elements: 105-07-2E-90000