BILL GARRETT, Davidson County
Trans:T20170074092 DEEDWARRSP
Recvd: 08/24/17 16:12 3 pgs
Fees:18.00 Taxes:2146.00
20170824-0087292

This Instrument prepared by:
SHERRARD ROE VOIGT & HARBISON, PLC (JHR)
150 Third Avenue South, Suite 1100
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map Parcel ID No.
Archer Development, LLC c/o Aaron White 400 Overbeck Lane Suite 201 Nashville, TN 37204	same	105-01-0-645.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by ARCHER DEVELOPMENT, LLC, a Tennessee limited liability company, the GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR, LEONARD AMDUR, an unmarried man, hereby bargains, sells, transfers and conveys to GRANTEE, its successors and assigns, all of his right, title and interest in following described parcel of real estate (the "Property"), as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled edgeVue, of record in Instrument No. 20150818-0082778, 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 LEONARD AMDUR AND PETE KNESTRICK, by installment deeds from THE WORKMAN COMPANY, INCORPORATED, A TENNESSEE CORPORATION, of record in Book 5837, Page 912, Book 5837, Page 915, Book 5837, Page 918, Book 5837, Page 921, Book 5837, Page 924, dated December 31, 1981, said Register's Office. PETE KNESTRICK has since conveyed his interest in said property to LEONARD AMDUR by quitclaim deed of record in Book 7620, Page 446, dated July 27, 1988, said Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns forever, subject to the following:

GRANTOR covenants that GRANTOR is lawfully seized and possessed of the Property in fee simple and that GRANTOR has a good right to convey the Property. GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the

title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise; provided, however, this conveyance is subject to the Permitted Title Exceptions set forth on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed and delivered by its duly authorized officer to be effective as of the 22nd day of August, 2017.

GRANTOR:

By: _____
Leonard Amdur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Leonard Amdur, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 22nd day of August, 2017.

HALEY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires: 7/8/19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer is $580,000.00.

_____
Affiant

Sworn to and subscribed before me this 23 day of August, 2017.

_____
Notary Public

My Commission Expires: _____

SARA WEEDMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

818584.2 06683-039

Exhibit "A"
Permitted Title Exceptions

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 105-01-0-645.00.

   Davidson County taxes for 2016, Map-Par. 105-01-0-645.00, $2,878.95, Paid.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record as Instrument No. 20150818-0082778, said Register's Office.

3. Grant of Gas Service Line or Fuel Line Easement of record in Book 8255, page 361, said Register's Office.

4. Grant of Easement Distribution of record as Instrument No. 20150902-0089426, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument Nos. 20140411-0030695, 20140415-0031255, 20150306-0019503, 20150306-0019510, 20150717-0070114 and 20150717-0070159

6. Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160805-0081553, as amended as Instrument Nos. 20160908-0094811, 20161102-0115692 and 20161123-0123554, said Register's Office.

7. Easements, Assessments and Special Assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160805-0081553, as amended as Instrument Nos. 20160908-0094811, 20161102-0115692 and 20161123-0123554, said Register's Office.

8. Terms and Conditions of the Memorandum of Lease by and between Leonard Amdur, as Landlord, and Archer Development, LLC, a Tennessee limited liability company, as Tenant, of record as Instrument No. 20160106-0001252, said Register's Office.

9. Rights of others in and to party walls.