BILL GARRETT, Davidson County
Trans:T20170077979 DEEDWARRSP
Recvd: 09/06/17 11:33 2 pgs
Fees:13.00 Taxes:1909.20
20170906-0091644

This Instrument Was Prepared By:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Grandview Building Group, LLC 2010 Elmer Pogue Drive Columbia, TN 38401	New owner	097-16-0B-003.00-CO 097-16-0B-004.00-CO 097-16-0B-005.00-CO 097-16-0B-008.00-CO 097-16-0B-009.00-CO 097-16-0B-0012.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (GRANTOR), has this day bargained and sold and hereby transfer and convey to **Grandview Building Group, LLC, a Tennessee limited liability company** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, 4, 5, 8, 9 & 12 on the Plan of Towering Oaks, Phase 3 of record in Plat at Instrument No. 20170216-0015923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia Limited Liability Company by Quitclaim Deed from Highland Falls Tennessee, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170502-0043029 Register's Office for Davidson County, Tennessee, dated April 27, 2017 and recorded on May 02, 2017.

This is unimproved property known Lots 3, 4, 5, 8, 9 & 12 Towering Oaks, Nashville, TN.

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 said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 31st day of August, 2017.

SDH Nashville LLC,
a Georgia limited liability company

By Andrew T. Pfeifer
Its President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of SDH Nashville LLC, a Georgia limited liability company, the within named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Andrew T. Pfeifer as President.

Witness my hand, at office, this **31st** day of **August, 2017**.

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-30-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $516,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2017.

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 9/20/17