Bill Garrett Davidson County
Batch# 59941 DEEDWARRSP
02/16/2018 01:26:20 PM 5 pgs
Fees: $28.00 Taxes: $7,610.90
20180216-0015337

SPECIAL WARRANTY DEED

DEBORAH A. RAND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,057,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meritage Homes of Tennessee, Inc. an Arizona corporation	Meritage Homes of Tennessee, Inc. an Arizona corporation	18200022300 and 18200022600
(NAME)	(NAME)	
8800 E. Raintree Drive, Suite 300	8800 E. Raintree Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260	Scottsdale, AZ 85260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **OHB Land LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Meritage Homes of Tennessee, Inc. an Arizona corporation,** hereinafter called the GRANTEE(S), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 Phs 1B & 4 Clover Glen, Antioch, TN 37013
(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), its 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), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 15th day of February, 2018.

OHB LAND LLC

by: _____
Richard McAdams, Sole Member

State of Tennessee
County of Sumner

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard McAdams with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of OHB Land LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member

WITNESS my hand and seal this 15th day of February, 2018.

_____
Notary Public
My Commission Expires: 11/14/21

File No.: 184132



EXHIBIT "A"
LEGAL DESCRIPTION

Phase 1B

Being a certain tract of land situated in the 33rd councilmanic District of Metropolitan Nashville, Davidson County, Tennessee being generally bounded on the North by phase 1A of the Proposed Clover Glen Subdivision; on the East by Phase 3 and Phase 4 of said Clover Glen Subdivision; on the South by Phase 4 and Phase 1A of said Clover Glen Subdivision, and on the West by Phase 1A of said Clover Glen Subdivision and being more particularly described as follows:

Commencing at a 3/4 inch iron rod (old) at the NorthEast corner of said Daniel Glen Gregory property in the Southerly right-of-way of Old Hickory Boulevard and being the NorthWest corner of the Steve Eatherly, successor trustee of the JD Rivergate land trust property of record in Instrument# 20121228-0120237, R.O.D.C.T., of which the herein described tract of land is a part;

Thence, with said Southerly Right-of-Way of Old Hickory Boulevard, South 81 degrees 36 minutes 39 seconds East, 813.41 feet; Thence, leaving Southerly right-of-way of Old Hickory Boulevard, crossing said Eatherly property the next five calls:

22. South 55 degrees 35 minutes 07 seconds West, 94.05 feet;
23. South 07 degrees 39 minutes 47 seconds West, 195.02 feet;
24. with a curve to the left having a radius of 25.00 feet, an arc length of 39.25 feet, a central angle of 89 degrees 56 minutes 52 seconds, and a chord bearing and distance of South 37 degrees 18 minutes 39 seconds East, 35.34 feet;
25. South 82 degrees 17 minutes 05 seconds East, 52.59 feet;
26. South 07 degrees 42 minutes 55 seconds West, 50.00 feet to the point of beginning;

Thence, crossing said Eatherly property the following fifteen calls:

1. With a curve to the left having a radius of 25.00 feet, an arc length of 39.29 feet, a central angle of 90 degrees 03 minutes 08 seconds, and a chord bearing and distance of South 52 degrees 41 minutes 21 seconds West, 35.37 feet;
2. South 07 degrees 39 minutes 47 seconds West, 569.20 feet;
3. South 07 degrees 54 minutes 48 seconds West, 275.44 feet;
4. With a curve to the left having a radius of 540.00 feet, an arc length of 362.33 feet, a central angle of 38 degrees 26 minutes 40 seconds, and a chord bearing and distance of South 65 degrees 34 minutes 29 seconds West, 355.57 feet;
5. South 44 degrees 33 minutes 59 seconds West, 41.17 feet;
6. North 45 degrees 26 minutes 01 seconds West, 388.76 feet;
7. With a curve to the right having a radius of 25.00 feet, an arc length of 37.08 feet, a central angle of 84 degrees 59 minutes 24 seconds, and a chord bearing and distance of North 02 degrees 56 minutes 19 seconds West, 33.78 feet;
8. With a curve to the left having a radius of 525.00 feet, an arc length of 275.95 feet, a central angle of 30 degrees 06 minutes 57 seconds, and a chord bearing and distance of North 24 degrees 29 minutes 55 seconds East, 272.79 feet;
9. With a curve to the right having a radius of 25.00 feet, an arc length of 38.52 feet, a central angle of 88 degrees 16 minutes 29 seconds, and a chord bearing and distance of North 53 degrees 34 minutes 41 seconds East, 34.82 feet;
10. South 82 degrees 17 minutes 05 seconds East, 280.17 feet;
11. North 07 degrees 42 minutes 55 seconds East, 50.00 feet;
12. with a curve to the right having a radius of 25.00 feet, an arc length of 39.25 feet, a central angle of 89 degrees 56 minutes 52 seconds, and a chord bearing and distance of North 37 degrees 18 minutes 39

seconds West, 35.34 feet;
13. North 07 degrees 39 minutes 47 seconds East, 440.00 feet;
14. With a curve to the right having a radius of 25.00 feet, an arc length of 39.29 feet, a central angle of 90 degrees 03 minutes 08 seconds, and a chord bearing and distance of North 52 degrees 41 minutes 21 seconds East, 35.37 feet;
15. South 82 degrees 17 minutes 05 seconds East, 285.00 feet to the point of beginning and containing 408,264 square feet or 9.37 acres, more or less.

Phase 4

Being a certain tract of land situated in the 33rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee and being generally bounded on the North the Bryan Donegan and wife, Candace Donegan property of record in Deed Book 11388, page 186, register's office Davidson County, Tennessee (R.O.D.C.T.) and Phase 3 of proposed Clover Glen Subdivision; on the East by the James Bryan Donegan and wife, Candace Donegan property of record in deed book 5031, page 945, R.O.D.C.T., and the Junanita Mosley, trustee property of record in Instrument# 20120217-0014201, R.O.D.C.T.; on the South by the Rachel Yates bonds property of record in Deed Book 1148, Page 141A, R.O.D.C.T., the Thomas E. McClanahan and wife, Arminta McClananhan property of record in Instrument# 20021227-0159467, R.O.D.C.T., the McClananhan Electric property of record in Instrument# 20020102-0000350, R.O.D.C.T.; on the West by Phase 1A, Phase 1B and Phase 2 of said Proposed Clover Glen Subdivision and being more particularly described as follows:

Commencing at a 3/4 inch iron rod (old) at the NorthEast corner of the Daniel Glen Gregory property of record in Instrument# 20141201-0109880, R.O.D.C.T. in the Southerly Right-of-Way of Old Hickory Boulevard and being the NorthWest corner of the Steve Eatherly, successor trustee of the JD Rivergate land trust property of record in Instrument# 20121228-0120237, R.O.D.C.T. of which the herein described tract is a part; thence, with said Southerly Right-of-Way of Old Hickory Boulevard, South 81 degrees 36 minutes 39 seconds East, 1585.00 feet to an iron rod (new) with cap stamped "RSA" (Ragan-Smith Associates) at the NorthWest corner of said Bryan Donegan and wife Candace Donegan property; Thence, leaving said right-of-way with the West and South line of Donegan the following two bearings and distances:

1. South 06 degrees 17 minutes 19 seconds West, 850.00 feet to an iron rod (old) RLS #970;
2. South 84 degrees 37 minutes 00 seconds East, 52.51 to the point of beginning and being a NorthWest corner of herein described tract;

Thence, continuing with South line of Donegan, South 84 degrees 37 minutes 00 seconds East, 153.37 feet to an iron rod (old) RLS# 970 in the West line of said James Brian Donegan and wife, Candace M. Donegan property; Thence, with said West line of Donegan and said Juanita Mosley, trustee property, South 05 degrees 57 minutes 20 seconds West, passing an iron rod (Old) Steel Peg at 735.83 feet at the NorthWest corner of Mosley, and a total distance of 939.78 feet to an iron rod (new) with Cap Stamped "RSA" at the NorthEast corner of said Rachel Yates bonds property; Thence, with the Northerly line of Bonds and said Thomas E. McClanahan and wife, Arminta McClanahan property, North 83 degrees 13 minutes 51 seconds West, passing an iron rod (old) RLS# 970 at 369.54 feet at the NorthEast corner of McClanahan and a total distance of 759.39 feet to an iron rod (new) with cap stamped "RSA"; Thence, with the Northerly line of McClanahan, North 83 degrees 04 minutes 55 seconds West, 245.36 feet to an iron rod (old) RLS# 970 at the NorthEast corner of said McClanahan Electric Property; Thence, with the Northerly line of McClanahan Electric Property, North 83 degrees 21 minutes 31 seconds West, 210.97 feet; thence, leaving McClanahan Electric Northerly line and crossing said Steve Eatherly, successor trustee of the JD Rivergate land trust property the following twenty one calls:

1. North 44 degrees 07 minutes 04 seconds West, 65.61 feet;
2. North 56 degrees 07 minutes 49 seconds West, 93.29 feet;
3. North 42 degrees 45 minutes 39 seconds West, 119.60 feet;
4. North 33 degrees 21 minutes 35 seconds West, 225.11 feet;
5. North 44 degrees 33 minutes 59 seconds East, 178.13 feet;
6. South 45 degrees 26 minutes 01 seconds East, 142.22 feet;

7. North 44 degrees 33 minutes 59 seconds East, 41.17 feet;
8. With a curve to the right having a radius of 540.00 feet, an arc length of 362.33 feet, a central angle of 38 degrees 26 minutes 40 seconds, and a chord bearing and distance of North 65 degrees 34 minutes 29 seconds East, 355.57 feet;
9. North 07 degrees 54 minutes 48 seconds East, 109.09 feet;
10. South 83 degrees 13 minutes 53 seconds East, 424.54 feet;
11. South 84 degrees 30 minutes 46 seconds East, 50.01 feet;
12. North 07 degrees 05 minutes 22 seconds East, 58.12 feet;
13. South 83 degrees 13 minutes 47 seconds East, 51.95 feet;
14. South 65 degrees 55 minutes 43 seconds East, 50.00 feet;
15. South 55 degrees 08 minutes 49 seconds East, 25.26 feet;
16. South 53 degrees 00 minutes 53 seconds East, 24.75 feet;
17. South 35 degrees 54 minutes 10 seconds East, 50.52 feet;
18. North 62 degrees 35 minutes 28 seconds East, 117.30 feet;
19. North 31 degrees 13 minutes 53 seconds West, 27.21 feet;
20. North 58 degrees 28 minutes 28 seconds East, 171.15 feet;
21. North 05 degrees 23 minutes 00 seconds East, 46.57 feet to the point of beginning and containing 1,005,047 square feet or 23.07 acres, more or less.

Being part of the same property conveyed to OHB Land LLC, a Tennessee limited liability company, by deed from Steve Eatherly, Successor Trustee of the J.D. Rivergate Land Trust, dated May 12, 2016 and recorded on May 17, 2016 in Instrument No. 20160517-0049117, Register's Office, Davidson County, Tennessee.