SPECIAL WARRANTY DEED

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $583,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KVR Homes, LLC	Same as new owner	P/O 182-00-0-222.00
(NAME)	(NAME)	Bill Garrett Davidson County
177 Crescent Drive		Batch# 131905 **DEEDWARRSP**
(ADDRESS)	(ADDRESS)	08/22/2018 09:07:41 AM 2 pgs
Collierville, TN 38120		Fees: $13.00 Taxes: $2,157.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180822-0083152

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, **Meritage Homes of Tennessee, Inc. an Arizona corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **KVR Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Units 1-11, on the plan of Townhomes of Clover Glen, Phase 1A-Lot 21, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by a Declaration of Covenants, Conditions and Restrictions for the Townhomes of Clover Glen of record in Instrument No. 20180813-0079686, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to Exhibit A-1 of the Declaration of record in Instrument No. 20180813-0079686, said Register's office for a more complete identification and description of such unit.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation, by deed from OHB Land LLC, a Tennessee limited liability company, dated February 6, 2017 and recorded on February 8, 2017 in Instrument No. 20170208-0013268, Register's Office, 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 Units 1-11, Townhomes of Clover Glen, Phase 1A-Lot 21, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43047
SMG TN Special Warranty Deed

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors 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), its successors 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 16th day of August, 2018.

MERITAGE HOMES OF TENNESSEE, INC. AN ARIZONA CORPORATION

Clint Szubinski, President - South Region

State of FL
County of Orange

Personally appeared before me, a notary public in and for the state and county aforementioned, Clint Szubinski with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President - South Region of Meritage Homes of Tennessee, Inc. an Arizona corporation and that he as such President - South Region executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President - South Region.

WITNESS my hand and seal this 16th day of August, 2018.

Notary Public
My Commission Expires: 11.13.19

Notary Public State of Florida
Tracey Smith
My Commission FF 925989
Expires 11/13/2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075