Karen Johnson Davidson County
Batch# 184979 **DEEDWARRSP**
01/17/2019 11:54:15 AM 7 pgs
Fees: $38.00 Taxes: $3,651.90

20190117-0005035

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
D.R. Horton, Inc. 7175 Nolensville Road, Suite 202 Nolensville, TN 37135	Same	A Portion of: Map 176, Parcels 18, 20, 21

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto D.R. HORTON, INC., a Delaware corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein (the "Permitted Exceptions"). Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise and subject, however, to the Permitted Exceptions.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Remainder of page intentionally left blank; signature page follows.)

WITNESS our hands this 14 day of January 2019.

GRANTOR:

JENKINS NASHVILLE ACS, LLC
A Tennessee limited liability company

By: _____
Stefan Hoyer, Manager

STATE OF Florida)

COUNTY OF Miami-Dade)

Personally appeared before me, a Notary Public, STEFAN HOYER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14 day of January 2019.

V Padilla Victor Manuel Padilla
Notary Public
My Commission Expires: 3/5/22

VICTOR MANUEL PADILLA
Notary Public - State of Florida
Commission # GG 192626
My Comm. Expires Mar 5, 2022
Bonded through National Notary Assn.

STATE OF Florida)

COUNTY OF Miami-Dade)

The actual consideration for this transfer, or value of property (whichever is greater) is $987,000.00.

Affiant

Subscribed and sworn to before me this 14 day of January 2019.

Victor Manuel Padilla

Notary Public

My Commission Expires: 3/5/22

VICTOR MANUEL PADILLA
Notary Public – State of Florida
Commission # GG 192626
My Comm. Expires Mar 5, 2022
Bonded through National Notary Assn.

EXHIBIT A
Property Description

Being a parcel of land lying in the 33rd/ Council District of Nashville, Davidson County, Tennessee. Parcel described includes a portion of Davidson County Tax Map 176 Parcel 18 being the property of W. Donald Jenkins, JR. as described in Deed Book 5035, Page 165 Registers Office of Davidson County, Tennessee (R.O.D.C.,TN), a portion of Davidson County Tax Map 176 Parcel 20 being the property of Maud B. Jenkins as described in Deed Book 5095, Page 261 R.O.D.C.,TN, and a portion of Davidson County Tax Map 176 Parcel 21 being the property of William Donald Jenkins, III as described in Deed Book 9229, Page 456 R.O.D.C.,TN and being more particularly described as follow:

Commencing at the southwest corner of the property of W. Donald Jenkins, Jr. (Parcel 18) as described in Deed Book 5035, Page 165 R.O.D.C.,TN, said corner also being commor with the north line of Hickory Woods Estates Subdivision, Section C Plat Book 6900, Page 887, R.O.D.C.,TN; thence, with the north line of said subdivision, S 77° 00' 01" E, a distance of 342.26 feet to the POINT OF BEGINNING being a set 1/2" rebar with a Gresham Smith cap; thence, leaving said north line, ove- and across a portion of Parcel 18 the following sixteen calls and distances:

1. N 12° 59' 24" E, a distance of 129.69 feet to a set ½" rebar with a Gresham Smith cap;

2. S 81° 27' 22" E, a distance of 200.00 feet to a set ½" rebar with a Gresham Smith cap;

3. N 08° 32' 38" E, a distance of 125.00 feet to a set ½" rebar with a Gresham Smith cap;

4. N 81° 27' 22" W, a distance of 221.23 feet to a set ½" rebar with a Gresham Smith cap;

5. N 08° 21' 58" E, a distance of 50.00 feet to a set ½" rebar with a Gresham Smith cap;

6. N 08° 32' 38" E, a distance of 565.00 feet to a set ½" rebar with a Gresham Smith cap;

7. S 81° 27' 22" E, a distance of 125.00 feet to a set ½" rebar with a Gresham Smith cap;

8. S 82° 48' 57" E, a distance of 50.01 feet to a set ½" rebar with a Gresham Smith cap;

9. S 88° 00' 41" E, a distance of 151.27 feet to a set ½" rebar with a Gresham Smith cap;

10. N 44° 51' 36" E, a distance of 346.30 feet to a set ½" rebar with a Gresham Smith cap;

11. S 45° 08' 24" E, a distance of 105.00 feet to a set ½" rebar with a Gresham Smith cap;

12. With a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of N 89° 51' 36" E, 28.28 feet to a set ½" rebar with a Gresham Smith cap;

13. S 45° 41' 23" E, a distance of 50.00 feet to a set ½" rebar with a Gresham Smith cap;

14. With a curve to the left having a central angle of 90° 00' 30", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of S 00° 08' 39" E, 28.29 feet to a set ½" rebar with a Gresham Smith cap;

15. S 45° 00' 48" E, a distance of 217.00 feet to a set ½" rebar with a Gresham Smith cap;

With a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, a total arc length of 31.42 feet, leaving parcel 18 at an arc length of 11.56 feet and continuing with Parcel 21 for an arc

length of 19.86 and a chord bearing and distance of N 89° 51' 36" E, 28.28 feet to a set ½" rebar with a Gresham Smith cap;

Thence, over and across said Parcel 20 the following nine calls and distances:

1. S 45° 08' 24" E, a distance of 59.00 feet to a set ½" rebar with a Gresham Smith cap;

2. With a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of S 00° 08' 24" E, 28.28 feet to a set ½" rebar with a Gresham Smith cap;

3. S 45° 08' 24" E, a distance of 202.00 feet to a set ½" rebar with a Gresham Smith cap;

4. With a curve to the left having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet, and a chord bearing and distance of N 89° 51' 36" E, 28.28 feet to a set ½" rebar with a Gresham Smith cap;

5. N 44° 51' 59" E, a distance of 37.44 feet to a set ½" rebar with a Gresham Smith cap;

6. S 45° 07' 42" E, a distance of 50.07 feet to a set ½" rebar with a Gresham Smith cap;

7. S 45° 08' 24" E, a distance of 112.93 feet to a set ½" rebar with a Gresham Smith cap;

8. N 44° 51' 36" E, a distance of 350.23 feet to a set ½" rebar with a Gresham Smith cap;

9. S 47° 20' 54" E, leaving said parcel 20 at 62.35 feet and continuing over and across Parcel 21 for a total distance of 460.49 feet to the centerline of Hurricane Creek, passing through a 1/2" rebar (witness pin) set 50.03 feet from the centerline of said creek;

Thence, following said centerline the following twelve calls:

1. S 21° 41' 54" W, a distance of 106.35 feet;

2. S 69° 07' 19" W, a distance of 65.72 feet;

3. S 47° 44' 45" W, a distance of 82.19 feet;

4. S 30° 52' 52" W, a distance of 48.13 feet;

5. S 07° 06' 40" W, a distance of 130.32 feet;

6. S 41° 11' 53" W, a distance of 130.86 feet;

7. S 70° 43' 05" W, a distance of 286.18 feet to the southwest corner of said Parcel 21, said corner also being the southeast corner of said Parcel 20;

8. Thence, leaving said Parcel 21 with the south line of Parcel 20, S 63° 59' 54" W, a distance of 122.05 feet;

9. S 89° 53' 52" W, a distance of 138.35 feet;

10. S 66° 18' 16" W, a distance of 32.58 feet to the southwest corner of said Parcel 20, said corner also being the southeast corner of said Parcel 18;

11. Thence, leaving said Parcel 20 with the south line of Parcel 18, S 65° 44' 57" W, a distance of 57.09 feet;

12. S 45° 37' 01" W, a distance of 40.10 feet;

Thence, leaving the centerline of said creek and with the northern line of said Hickory Woods Estates Subdivision, N 77° 00' 36" W, passing through a 1/2" rebar (witness pin) set 50.12 feet from the centerline of said creek and containing a total distance of 1057.76 feet to the POINT OF BEGINNING; Containing 1,536,247 Square Feet or 35.27 Acres more or less.

This land description was prepared by Gregory Gurney RLS 2916 of Gresham Smith on December 12, 2018, last revised 12/27/2018. The bearings and distances given hereon are based off an ALTA/NSPS survey prepared by Gresham Smith on March 3, 2018.

Being a portion of the property conveyed to Jenkins Nashville ACS, LLC, by warranty deed from W. Donald Jenkins, Jr., Marlene Jenkins, Trustee of the W. Donald Jenkins, Jr., Trust, Penny L. Jenkins and Marlena L. Jenkins, of record as Instrument No. 20181205-0118785, in the Register's Office for Davidson County, Tennessee; and by quitclaim deed from W. Donald Jenkins, Jr., Marlene Jenkins, Trustee of the W. Donald Jenkins, Jr., Trust, Penny L. Jenkins and Marlena L. Jenkins, of record as Instrument No. 20181205-0118786, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Real property taxes for the year 2019, a lien not yet due and payable.

2. Sewer easement to the Metropolitan Government of Nashville and Davidson County of record in Book 7461, Page 865, in the Register's Office for Davidson County, Tennessee.

3. Sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 7468, Page 520, in the Register's Office for Davidson County, Tennessee.

4. 20' sewer easement to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20071003-0118061, in the Register's Office for Davidson County, Tennessee.

5. 15' sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 11042, Page 582, in the Register's Office for Davidson County, Tennessee.

6. Sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.

7. All matters shown on the survey of the Jenkins Property, dated December 7, 2018, by Kenneth Shreeve, RLS #2298, Gresham Smith.

8. Title to that portion of the land lying below the ordinary low water mark of Hurricane Creek.

9. Easements for the flow of the waters of Hurricane Creek and the rights of the public therein.

10. Rights of upper and lower riparian owners to the flow of the waters of the Hurricane Creek, free from diminution of pollution.

11. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Hurricane Creek.

12. Any matters, including without limitation materialmen's liens, caused by the Grantee.