NEW OWNER:
E.B.BUILDERS, LLC
9641 LEBANON ROAD
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map & Parcel 86120C06100CO
And
Map & Parcel 86120C06300CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 19-0017

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 186611 **DEEDWARRSP**
01/22/2019 10:57:42 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190122-0005939

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ten and 00/100 Dollars ($10.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PRIME DEVELOPERS, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **EB BUILDERS, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land situated in DAVIDSON County, Tennessee, and more particularly described as follows: Being known and designated as all of Lots No. 61 and 63, Section Five, Tulip Grove Pointe, as shown on the plat of the same of record in Instrument No. 20180518-0047996, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Prime Developers, LLC, by deed from Universal Builders, LLC, dated January 16, 2019, and of record in Instrument No. 20190122-0005938, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of 852 Bloomdale Trace, Hermitage, TN 37076, as to Lot 61; and 844 Bloomdale Trace, Hermitage, TN 37076, as to Lot 63.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20180518-0047996, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be assumed by Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer, this 16th day of January, 2019.

PRIME DEVELOPERS, LLC

By:_____
Robert E. Earheart, Jr., Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Robert E. Earheart, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the Member of **PRIME DEVELOPERS, LLC**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 16th day of January, 2019.

_____
NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 17th day of January, 2019.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022