Karen Johnson Davidson County
Batch# 197294 DEEDWARRSP
02/20/2019 04:01:30 PM 5 pgs
Fees: $28.00 Taxes: $4,491.06
20190220-0015536

SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,~~213,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/21

(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
Meritage Homes of Tennessee, Inc. an Arizona corporation	Meritage Homes of Tennessee, Inc. an Arizona corporation	182 00 0 224.00
(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 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, **OHB Land LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has 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 successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 Phase 3 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 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 15th day of February, 2019.

OHB LAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Richard McAdams, Sole Member

State of Tennessee
County of Williamson

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 the 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, 2019.

Notary Public
My Commission Expires: 11/14/21

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

EXHIBIT "A"
LEGAL DESCRIPTION

CLOVER GLEN
PHASE 3 BOUNDARY DESCRIPTION

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 BY OLD HICKORY BOULEVARD (50 FOOT RIGHT-OF-WAY); ON THE EAST BY 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.); ON THE SOUTH BY PHASE 4 OF PROPOSED CLOVER GLEN SUBDIVISION AND ON THE WEST BY PHASE 1A AND PHASE 1B 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 OF LAND IS A PART;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, SOUTH 81 DEGREES 36 MINUTES 39 SECONDS EAST, 813.59 FEET TO THE **POINT OF BEGINNING** AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH OLD HICKORY BOULEVARD, SOUTH 81 DEGREES 36 MINUTES 39 SECONDS EAST, 771.41 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;

THENCE, LEAVING THE SOUTH LINE OF THE DONEGAN PROPERTY AND CROSSING THE STEVE EATHERLY PROPERTY THE FOLLOWING TWENTY CALLS:

1. SOUTH 05 DEGREES 23 MINUTES 00 SECONDS WEST 46.57 FEET;
2. SOUTH 58 DEGREES 28 MINUTES 28 SECONDS WEST 171.15 FEET;
3. SOUTH 31 DEGREES 13 MINUTES 53 SECONDS EAST 27.21 FEET;
4. SOUTH 62 DEGREES 35 MINUTES 28 SECONDS WEST 117.30 FEET;
5. NORTH 35 DEGREES 54 MINUTES 10 SECONDS WEST 50.52 FEET;
6. NORTH 53 DEGREES 00 MINUTES 53 SECONDS WEST 24.75 FEET;
7. NORTH 55 DEGREES 08 MINUTES 49 SECONDS WEST 25.26 FEET;
8. NORTH 65 DEGREES 55 MINUTES 43 SECONDS WEST 50.00 FEET;
9. NORTH 83 DEGREES 13 MINUTES 47 SECONDS WEST 51.95 FEET;
10. SOUTH 07 DEGREES 05 MINUTES 22 SECONDS WEST 58.12 FEET;

11. NORTH 84 DEGREES 30 MINUTES 46 SECONDS WEST 50.01 FEET;

12. NORTH 83 DEGREES 13 MINUTES 53 SECONDS WEST 424.54 FEET;

13. NORTH 07 DEGREES 54 MINUTES 48 SECONDS EAST 166.35 FEET;

14. NORTH 07 DEGREES 39 MINUTES 47 SECONDS EAST 569.20 FEET;

15. 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;

16. NORTH 07 DEGREES 42 MINUTES 55 SECONDS EAST 50.00 FEET;

17. NORTH 82 DEGREES 17 MINUTES 05 SECONDS WEST 52.59 FEET;

18. 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;

19. NORTH 07 DEGREES 39 MINUTES 47 SECONDS EAST 195.02 FEET;

20. NORTH 55 DEGREES 35 MINUTES 07 SECONDS EAST 94.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 866,603 SQUARE FEET OR 19.89 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.

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2018