(2)

Return TO:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 228291 DEEDWARRSP
05/10/2019 09:33:46 AM 5 pgs
Fees: $28.00 Taxes: $2,771.30

20190510-0043989

**This instrument prepared by:**
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

# SPECIAL WARRANTY DEED

| Address New Owner(s) as follows: | Send Tax Bills To: | Tax Map/Parcel IDs: |
|---|---|---|
| Josef Newgarden<br>44 Park Crescent Circle.<br>Nashville, TN 37215 | Josef Newgarden<br>44 Park Crescent Circle.<br>Nashville, TN 37215 | Portion of<br>Parcel No. 13213009400<br>Parcel No. 13213001500 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **FOCUS BUILDERS, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **JN REVOCABLE TRUST DATED NOVEMBER 8, 2016** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of May, 2019.

**GRANTOR:**

**FOCUS BUILDERS, LLC,**
a Tennessee limited liability company,

By: _____
Name: Seth M. Argo
Its: President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

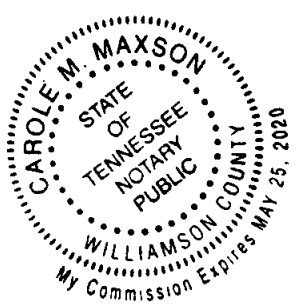
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Seth Argo, the President of Focus Builders, LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he as President executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Seth Argo, as such President.

Witness my hand and official seal this 6th day of May, 2019.

My Commission Expires:

5-25-20

_____
Notary Public



STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $749,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 6th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 3.26.22

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 26, 2022

**Exhibit "A"**

Legal Description of Property

Land in Davidson County, Tennessee, being Lot 10C on the Final Plat Revision of Lot 10 and Lot A Plan of Oak Hill Subdivision No. 1, of record as Instrument No. 20190416-0034715, Register's Office for Davidson County, Tennessee, as re-recorded at Instrument No. 20190423-0037282, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to Focus Builders, LLC, by Nashville Design Build, Inc., pursuant to General Warranty Deed dated November 13, 2018, recorded as Instrument No. 20181114-0112290, and to Focus Builders, LLC, by Kenneth H. P'Pool, Trustee of the P'Pool Living Trust dated August 13, 2018, pursuant to Warranty Deed dated April 8, 2019, recorded as Instrument No. 201904160034714, aforesaid records.

## Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. All matters that would be shown by an accurate and complete survey of the land.

3. Matters shown on the Plat of record in Book 547, Page 49, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 4470, Page 54 and Book 547, Page 49, said Register's Office.

5. Easement Agreements of record in Book 6303, Page 508 and Book 6498, Page 740, said Register's Office.

6. Declaration of Covenants and Restrictions dated April 15, 2019, of record at Instrument 20190416-0034716, said Register's Office.

7. Matters shown on the Plan of record at Instrument No. 20190416-0034715, as re-recorded at Instrument No. 20190423-0037282, said Register's Office.

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6974, Page 996, of said Register's Office.