NEW OWNER:

THREE STAR HOMES, LLC
9641 Lebanon Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
NEW OWNER

Map & Parcels:
086 12 0C 047.00
086 12 0C 048.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-1021

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 266488 **DEEDWARRSP**
08/05/2019 09:32:17 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190805-0077100

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 does hereby transfer and convey unto **THREE STAR HOMES, 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:

Being known and designated as all of **Lot Nos. 47 and 48**, Section 5, 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 part of the same property conveyed unto PRIME DEVELOPERS, LLC, a Tennessee limited liability company, by Quitclaim deed from Universal Builders, LLC, a Tennessee limited liability company, of record in Instrument No. 20190805-0077099, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property conveyed unto UNIVERSAL BUILDERS, LLC, a Tennessee limited liability company, by virtue of a Warranty Deed from Earheart Realty & Construction Co., Inc., a Tennessee corporation, dated June 29, 2004, and recorded in Instrument No. 20040630-0077759, as corrected by Scrivener's Affidavit for Warranty Deed to correct the name of the Grantee and by virtue of a Warranty Deed from Beazer Homes Corp., dated August 8, 2002, and recorded in Instrument No. 20020813-0097714, all in the Register's Office for DAVIDSON County, Tennessee.

THIS IS UNIMPROVED PROPERTY which have the addresses of **867 BLOOMDALE TRACE (LOT 47), and 871 BLOOMDALE TRACE (LOT 48), HERMITAGE, TN 37076**.

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.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 2nd day of August, 2019.

PRIME DEVELOPERS, LLC

By: _____
Robert E. Earheart, Jr.
Its: 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 member, being given the authority to so do, executed the within instrument on behalf of the limited liability company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 2nd day of August, 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 2nd day of August, 2019.

_____
NOTARY PUBLIC

My commission expires: _____

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