Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Fairborz Jon Davachi 6573 Broken Bow Dr. Antioch, TN 37013	50-36.00 50-37.00	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S., Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **PHILLIP HORST AND WIFE LUCILLE HORST**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **FAIRBORZ JON DAVACHI** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Tract I

Known as 0 Barnett Drive, Nashville, Tennessee 37207

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, December 5, 1968, as follows:

Beginning at an iron pin at the northeast corner of the property conveyed to Marshall Newlin, of record in Book 2796, Page 81, Register's Office for said County; thence, with said Newlin's eastern boundary line, south 0 degrees 57 minutes east 220.79 feet; thence south 87 degrees 30 minutes east 255.17 feet; thence south 2 degrees 00 minutes east 58 feet; thence south 88 degrees 00 minutes east 101 feet, thence northerly 270.5 feet; thence north 85 degrees 01 minute west 340.5 feet to the beginning.

Tract II

Known as 3544 Dickerson Pike, Nashville, Tennessee 37207

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Clyde D. Anderson, Surveyor, December 5, 1968, as follows:

Beginning at a point in the center of Dickerson Road, said point being the northeast corner of the property conveyed to Marshall Newlin, of record in Book 1941, Page 55, Register's Office for said County; thence, with said Newlin's northerly boundary line, north 88 degrees 00 minutes west 308.00 feet; thence northerly 270.5 feet; thence south 85 degrees 01 minute east 278.94 feet to the center of said Dickerson Road; thence, with the center of same, south 11 degrees 00 minutes east 255 feet to the beginning.

TRACT I & TRACT II

Being the same property conveyed to Phillip Horst and wife, Lucille Horst by Quitclaim Deed from John Hostetler and wife, Ruthie Hostetler, recorded January 14, 2014 in Instrument No. 20140114-0003864, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2019, a lien, not yet due and payable.
2) Easements for Sanitary Sewer and/or Storm Drainage of record in Book 6983, Page 628 and Book 6983, Page 631, Register's Office for Davidson County, Tennessee.
3) Easement for Storm Drainage of record in Instrument No. 20081008-0102148, Register's Office for Davidson County, Tennessee.
4) Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20081008-0102138, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 268429 DEEDWARRSP
08/07/2019 03:34:37 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190807-0078675

5) Memorandum of Option and Land Lease of record in Instrument No. 20150825-0085972, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, ~~for this transfer is~~ $280,000.00

Affiant

Subscribed and sworn to before me this 6 day of Aug, 2019.

Notary Public
My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 6 day of August, 2019.

Phillip Horst

Lucille Horst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP HORST AND LUCILLE HORST**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2019.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY