THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Esq.
Hale and Hale, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 309702 DEEDWARRSP
11/01/2019 12:50:30 PM 6 pgs
Fees: $33.00 Taxes: $3,929.40
20191101-0112751

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hermitage Springs Estates Venture 612 Stirrup Court Mt. Juliet, Tennessee 37122	Same	Map/Parcel Map 63 Parcel 242

SPECIAL WARRANTY DEED

FOR A GOOD AND VALUABLE CONSIDERATION, receipt and adequacy of which is hereby acknowledged, **JO-MAC PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **HERMITAGE SPRINGS ESTATES VENTURE**, a Tennessee joint venture ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Wilson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), described as follows on **Exhibit A**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the real property hereinabove described, transferred and conveyed, together with all appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor does covenant with the Grantee that he is lawfully seized and possessed of said real property in fee simple and has good right to transfer and convey the same to Grantee and that said real property is unencumbered, except as set forth on **Exhibit B** attached hereto and incorporated herein by reference. Grantor covenants with Grantee that Grantor will warrant and forever defend the title to the real property hereinabove

described, transferred and conveyed against the lawful claims of all persons claiming by through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed this 25th day of October, 2019.

GRANTOR:

JO-MAC PROPERTIES, LLC,
a Tennessee limited liability company

John Weckesser, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared John Weckesser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Jo-Mac Properties, LLC, a Tennessee limited liability company and the within named bargainor, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such officer.

Witness my hand and official seal at office this 25th day of October, 2019.

Notary Public

My commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $1,062,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 25th day of October 2018.

Notary Public
My Commission expires: 05-01-2021

WHITNEY MCELROY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-01-2021

EXHIBIT A

Being a parcel of land in the Second Civil District of Metropolitan Nashville, the Hermitage area and Davidson County, lying west of Southfork Boulevard and being more particularly described as follows: Beginning at a 1/2" rebar marked with a cap ACR TN PLS #1767 in the north right of way of Southfork Boulevard, the southwest corner of the William E. Jones property as recorded in Deed Book 6036 Page 281 R.O.D.C., the northeast corner of the Hermitage Springs Townhomes, Phase 1 Section 1, Instrument No. 20010801-0081514; Thence from the point of beginning, along the north line of Hermitage Springs Townhomes Phase 1 Section 1, North 88 degrees 27 minutes 17 seconds West, 102.07 feet to a 1 /2" rebar marked with a cap ACR TN PLS #1767; Thence along the north line of Hermitage Springs Town homes Phase 1 Section 1, South 1 O degrees 38 minutes 46 seconds West, 80.84 feet to a 1/2" rebar marked with a cap ACR TN PLS #1767; Thence along the north line of Hermitage Springs Townhomes Phase 1 Section 1 and 2, North 88 degrees 20 minutes 11 seconds West, 1284.66 feet to a point in the west line of the Danner-Eller Golf Properties Inc. recorded in Deed Book 11260 Page 162 R.O.D.C.; Thence along the east line of the Danner-Eller Golf Properties, North 01 degrees 21 minutes 23 seconds West, 177.29 feet to a point: North 22 degrees 39 minutes 29 seconds East, 212.10 feet to a point: North 08 degrees 28 minutes 45 seconds West, 259.67 feet to a point: North 03 degrees 24 minutes 13 seconds West, 433.30 feet to an iron pin in the south margin of South Street (unimproved); Thence along the south margin of South Street, North 85 degrees 08 minutes 22 seconds East, 300.75 feet to the northwest corner of the Southfork Subdivision Section 2 as of record in Book 6250 Page 386 R.O.D.C.; Thence with said westerly line South 05 degrees 48 minutes 09 seconds East, 733.07 feet to a concrete monument; Thence with the southerly line of Southfork Subdivision, North 77 degrees 20 minutes 57 seconds East, 715.17 feet to an iron pin; Thence with the southerly line of Southfork Subdivision, North 76 degrees 46 minutes 21 seconds East, 23.58 feet to an iron pin in the west line of William E. Jones; Thence with the west line of Jones, South 29 degrees 10 minutes 33 seconds East, 435.45 feet to a point; Thence with the west line of Jones, South 38 degrees 40 minutes 02 seconds East, 129.27 feet to the point of beginning, Containing 770,762 square feet or 17.694 acres, according to a survey by A Clay Robinson, TN PLS #1767, dated May 7, 2019.

Being a portion of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company by Warranty deed from Danner-Eller Golf Properties, Inc., a Tennessee corporation, of record in Instrument No. 19991230-0308890, Register's Office for Davidson County, Tennessee, dated December 29, 1999 and recorded on December 30, 1999 and being a portion of the same property conveyed to Jo-Mac Properties, LLC, a Tennessee limited liability company, by Quitclaim deed from William E. Jones and wife, Phyllis Jones of record in Instrument No. 20000310-0025238, Register's Office for Davidson County, Tennessee, dated March 3, 2000 and recorded on March 10, 2000.

EXHIBIT B

1. Taxes for the year 2019 , a lien not yet due and payable.
2. Subject to all matters shown on a survey by A. Clay Robinson, TN PLS #1767, dated May 7, 2019 .
3. Subject to all matters shown on the Plan of record as Instrument Number 20010703-0070299 , Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 200012060120233 , as amended in Instrument Numbers 20020130 -0013464 , 20031006-0147712 , 20040226-0022056 , 20060815-0100265 , 20141208-0111982 , and 20160921-0099328 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Attorney's Certificate for Hermitage Springs Townhomes Association, LLC of record in Instrument Number 20010717-0075891, in the Register's Office for Davidson County, Tennessee.
6. By-Laws of Hermitage Springs Townhomes of record in Instrument Number 20010712-0074536, as amended in Instrument Number 20030808-0113486, in the Register's Office for Davidson County, Tennessee.
7. Charter for HOA of record in Instrument Number 20010716-0075385, as amended in Instrument Number 20020128-0011789, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument Number 20041110-0135663, in the Register's Office for Davidson County, Tennessee.
9. Assignment of Option Agreement of record in Instrument Number 19991230-0308892 and Collateral
10. Assignment of Option Agreement 19991230-0308893, in the Register's Office for Davidson County, Tennessee.
11. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
12. Subject to all matters shown on the Plan of record as Instrument Number 200107030070299, as shown in Exhibit A in Instrument Number 20031031-0160338, Register's Office of Davidson County, Tennessee.
13. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, Page 194, in the Register's Office for Davidson County, Tennessee.
14. Right to use water from spring referred to in Deeds of record in Book 5792, Page 639, Book 5792, page 644, Book 5792, page 649, Book 5916, page 717, Book 6036, page 281, Boo 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722 and Book 6036, page 274, in the Register's Office for Davidson County, Tennessee.
15. Easement Deeds for a non-exclusive easement for road purposes and ingress and egress to Old Hickory Blvd. of record in Book 6267, Page 296 and page 298, in the Register's Office for Davidson County, Tennessee.
16. Right of way easement of record in Book 8007, Page 232, 237 and 240, in the Register's Office for Davidson County, Tennessee.
17. Subject to the flow of any creeks, streams, or branches across subject property.
18. Water (Riparian Rights) -

(a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of "BETSY BRANCH" without diminution or pollution and the consequence of any past or future change in the location of "BETSY BRANCH";
(b) riparian rights incident to premises;
(c) rights of upper and lower riparian owners in and to the waters of "BETSY BRANCH" crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution;
(d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

19. Subject to rights of others in and to the common areas and/or elements.

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 03/25/2023

