SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 325596 DEEDWARRSP
12/05/2019 12:56:30 PM 4 pgs
Fees: $23.00 Taxes: $5,505.60
20191205-0125680

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,488,000.00.

Linda S Hurd
Affiant

Subscribed and sworn to me on December 4, 2019.

NOTARY PUBLIC

My Commission Expires:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORING RETURN TO:
ORTALE KELLEY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32954

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SDH Nashville LLC 110 Village Trail, Suite 215 Woodstock, GA 30188	NEW OWNER	A Portion of Map 50, Parcel 164

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EATHERLY/RING JOINT VENTURE**, a Tennessee joint venture, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **SDH NASHVILLE LLC**, a Georgia limited liability company, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[signatures commence on the following page]

WITNESS my hand this 5th day of December, 2019.

GRANTOR:

EATHERLY/RING JOINT VENTURE

By: Tenn. Contractors, Inc.

By: _____
Tyler L. Ring, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Tyler L. Ring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Member of Tenn. Contractors, Inc., Joint Venturer of Eatherly/Ring Joint Venture, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing the name of Eatherly/Ring Joint Venture, by himself as said Authorized Member.

Witness my hand and official seal in Nashville, Tennessee on December 4, 2019.

R. W. HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

_____
Notary Public

My Commission Expires: _____

EXHIBIT A
Legal Description

Unit 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture by Quitclaim Deed for Combining Property into One Map and Parcel Number from Eatherly/Ring Joint Venture, a Tennessee joint venture dated October 3, 2016 and recorded October 11, 2016, as Instrument No. 20161011-0107687, in said Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Encumbrances

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

2. Subject to all matters shown on the Plan of record as Instrument No. 20191004-0101945, Register's Office of Davidson County, Tennessee.

3. Restrictions of record as Instrument Number 20100203-0008782, amended in 20160225-0018112, amended and Restated recorded as Instrument No. 20171116-0117974, Scrivener's Affidavit recorded as Instrument No. 20171122-0119839, First amendment recorded as Instrument No. 20180105-0001817, Supplement and Amendment recorded as Instrument No. 20190708-0066428, and Third Amendment recorded as Instrument No. 20191112-0116482 in the Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers, etc of record in Book 6218, Page 217 and Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions Covenants for Stormwater Facilities systems of record in Instrument Number 20190325-0026876, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary and/or Storm Drainage, etc of record in Instrument Number 20190314-0023490, in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)