Karen Johnson Davidson County
Batch# 346001 DEEDWARR
01/21/2020 04:10:03 PM 5 pgs
Fees: $28.00 Taxes: $5,687.82
20200121-0007555

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
D.R. Horton, Inc. 7175 Nolensville Road, Suite 202 Nolensville, TN 37135	Same	A Portion of: Map 176, Parcels 18, 20, 21

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto D.R. HORTON, INC., a Delaware corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, 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, except as listed on Exhibit "B", attached hereto and incorporated by reference herein (the "Permitted Exceptions"). Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise and subject, however, to the Permitted Exceptions.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signatures follow.]

WITNESS our hands this 13 day of January 2020.

GRANTOR:

JENKINS NASHVILLE ACS, LLC
A Tennessee limited liability company

By: _____
Stefan Hoyer, Manager

STATE OF Florida)

COUNTY OF Miami Dade)

Personally appeared before me, a Notary Public, STEFAN HOYER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of January 2020.

VICTOR MANUEL PADILLA
Notary Public – State of Florida
Commission # GG 192626
My Comm. Expires Mar 5, 2022
Bonded through National Notary Assn.

V Padilla
Notary Public
My Commission Expires: 3/5/22

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,537,250.00.

Affiant

Subscribed and sworn to before me this 16th day of January 2020.

PATRICIA A. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

Notary Public
My Commission Expires: May 9, 2023

EXHIBIT A
Property Description

Parcel of land situated in the 33rd Council District of Nashville, Davidson County, Tennessee, being a portion of the land conveyed by quitclaim deed to Jenkins Nashville ACS, LLC, of record in Instrument Number 20181205-0118786 in the Registers Office for Davidson County (R.O.D.C), Tennessee and is more particularly described as follows:

Commencing at the approximate centerline intersection of Hickory Lawn Court and Maxwell Road, thence westerly along the centerline of Maxwell Road, an approximate distance of 70 feet to a set mag nail with GS&P washer near the center of Maxwell Road, said nail being the northwestern most corner of the herein described land and the point of beginning;

Thence generally along the centerline, South 80°58'47" East, a distance of 949.60 feet to a point;
Thence leaving said centerline and along a new partition for the following 19 calls, South 9°14'39" West, a distance of 146.01 feet to a point;
Thence North 80°59'16" West, a distance of 126.15 feet to a point;
Thence South 9°05'31" West, a distance of 203.45 feet to a point;
Thence South 76°19'03" West, a distance of 56.47 feet to a point;
Thence South 71°28'28" West, a distance of 136.75 feet to a point;
Thence South 18°31'32" East, a distance of 33.29 feet to a point;
Thence along a curve turning to the left having a radius of 25 feet, a chord bearing of South 62°27'47" East, a chord distance of 34.69 feet, for an arc distance of 38.34 feet to a point;
Thence South 16°24'03" East, a distance of 50.00 feet to a point;
Thence South 71°16'28" West, a distance of 26.37 feet to a point;
Thence South 19°55'13" East, a distance of 132.64 feet to a point;
Thence South 63°31'33" West, a distance of 125.86 feet to a point;
Thence South 63°05'16" West, a distance of 9.44 feet to a point;
Thence North 81°27'22" West, a distance of 125.00 feet to a point;
Thence South 8°32'38" West, a distance of 67.95 feet to a point;
Thence North 81°47'29" West, a distance of 50.00 feet to a point;
Thence North 8°32'38" East, a distance of 4.97 feet to a point;
Thence North 81°27'22" West, a distance of 125.00 feet to a point;
Thence South 8°32'38" West, a distance of 540.00 feet to a point, said point being the northwesterly corner of lands conveyed to D.R. Horton, Inc. by Special Warranty Deed, of record in Instrument Number 20190117-0005035, R.O.D.C.;
Thence with the line of D.R. Horton for the following 6 calls, South 8°32'38" West, a distance of 565.00 feet to a point;
Thence South 8°21'58" West, a distance of 50.00 feet to a point;
Thence South 81°27'22" East, a distance of 221.23 feet to a point;
Thence South 8°32'38" West, a distance of 125.00 feet to a point;
Thence North 81°27'22" West, a distance of 200.00 feet to a point;
Thence South 12°59'24" West, a distance of 129.69 feet to a point in the fence line, said point being along the northerly line of Hickory Woods Estates Section 'C', of record in Plat Book 6900, Page 887 R.O.D.C.;
Thence generally along the fence line and along said subdivision, North 77°00'36" West, a distance of 342.36 feet to a fence post, being the southwesterly corner of the herein described tract;
Thence continuing with the fence and continuing along the subdivision North 8°32'38" East, a distance of 1,003.81 feet to an axel found at the southeasterly corner of land conveyed to Tax Liens, LLC by Warranty Deed, of record in Instrument Number 20170711-0069428, R.O.D.C.;
Thence along the line of Tax Liens, LLC, North 7°50'06" East, a distance of 547.02 feet to a ½" iron rod found as set by TN RLS No. 2163, said rod being the southeasterly corner of the Newby Subdivision, of record in Plat Book 5190, Page 439, R.O.D.C.;
Thence North 7°54'36" East, passing through a ½" iron rod found as set by TN RLS No. 2163 at 602.84 feet, for a total distance of 627.84 feet to the point of beginning or the herein described land, Containing 1,095,845.59 square feet or 25.157 acres of land.

This description was prepared by Christopher Lyle Goetz, TN RLS NO. 2660 on November 25, 2019 and is based on previous survey work conducted by Gresham Smith under Project No. 42577.02.

Being a portion of the property conveyed to Jenkins Nashville ACS, LLC, by warranty deed from W. Donald Jenkins, Jr., Marlene Jenkins, Trustee of the W. Donald Jenkins, Jr., Trust, Penny L. Jenkins and Marlena L. Jenkins, of record as Instrument No. 20181205-0118785, in the Register's Office for Davidson County, Tennessee; and by quitclaim deed from W. Donald Jenkins, Jr., Marlene Jenkins, Trustee of the W. Donald Jenkins, Jr., Trust, Penny L. Jenkins and Marlena L. Jenkins, of record as Instrument No. 20181205-0118786, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
Permitted Exceptions

1. Real property taxes for the year 2020, a lien not yet due and payable.

2. Sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 7468, Page 520, in the Register's Office for Davidson County, Tennessee.

3. 20' sewer easement to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20071003-0118061, in the Register's Office for Davidson County, Tennessee.

4. 15' sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 11042, Page 582, in the Register's Office for Davidson County, Tennessee.

5. Sewer easement to the Metropolitan Government of Nashville and Davidson County, of record in Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.

6. All matters shown on the survey of the Jenkins Property, dated December 7, 2018, by Kenneth Shreeve, RLS #2298, Gresham Smith.

7. Memorandum of Easement and Development Agreement between D.R. Horton, Inc., a Delaware corporation and Jenkins Nashville ACS, LLC, a Tennessee limited liability company of record in Instrument No. 20190117-0005036, in the Register's Office for Davidson County, Tennessee.

8. Sewer easement to the Metropolitan Government of Nashville and Davidson County of record in Book 7461, page 865, in the Register's Office for Davidson County, Tennessee.

9. Sewer easement to the Metropolitan Government of Nashville and Davidson County of record in Book 7468, Page 520, in the Register's Office for Davidson County, Tennessee.

10. Title to that portion of the subject property which lies within the right of way for Hickory Law Court and Maxwell Road.

11. Any matters, including without limitation materialmen's liens, caused by the Grantee.