Karen Johnson Davidson County
Batch# 495963 DEEDWARR
10/15/2020 09:18:52 AM 4 pgs
Fees: $23.00 Taxes: $122.10
20201015-0119752

GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Nelson A. Torres **5898 Cane Ridge Rd** **Antioch, TN 37013**	**New Owner**	**174-11-0B-016.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$33,000.00**

Affiant

Sworn to and subscribed before me this 6th day of October, 2020.

Notary Public

My commission expires: 12/6/21

Cattie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

For and in consideration of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **NELSON A. TORRES** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **6069 Cane Springs Rd, Antioch, TN 37013, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever. 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 Following Page*]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 5th day of October, 2020.

GRANTOR:

Land Development.com, Inc.,
a Tennessee limited liability company

By: _____
Name: Ardavan Afrakhteh
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ardavan Afrakhteh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the President of the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Ardavan Afrakhteh as such President.

Witness my hand, at office, this 5th day of October, 2020.

_____
Notary Public
My Commission Expires: 12/6/21

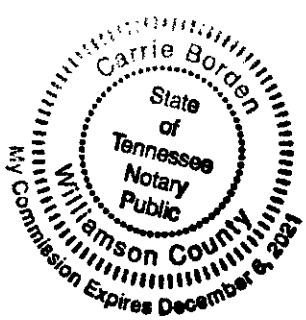


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled Final Plat, The Grove at Cane Ridge, Phase Two, of record in Instrument No. 20130422-0039873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from RANDALL CLEMONS, TRUSTEE, FOR BENEFIT OF WILSON BANK & TRUST AND CITIZENS BANK OF LAFAYETTE, of record in Instrument No. 20160405-0032520, dated March 31, 2016, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Matters shown on the Plan of record in Instrument No. 20130422-0039873, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000905-0087103, Instrument No 20001204-0119093, Instrument No 20010815-0088370, Instrument No 20040319-0031603, Instrument No 20041102-0131848, Instrument No 20100526-0040558, Instrument No 20060112-0004819, Instrument No 20101228-0102708, Instrument No 201206040048269, and Instrument No. 20160601-0055259, said Register's Office.

4. Transmission Line Easement of record in Book 4420, page 36, Book 4428, page 565 and Book 5163, page 803, in the Register's Office for Davidson County, Tennessee.

5. Easements to United Telephone Co. of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, in the Register's Office for Davidson County, Tennessee.

6. Dedication of Easement for water mains, access road, power lines, and appurtenances, of record in Book 5078, page 476, in the Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement of record in Instrument No. 20050413-0041341 and Instrument No. 20070130-0012097, in the Register's Office for Davidson County, Tennessee.

8. Assignment of Declarant Rights of record in Instrument No. 201205240045182, in the Register's Office for Davidson County, Tennessee.