Karen Johnson Davidson County
Batch# 515979 DEEDWARRSP
11/13/2020 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20201113-0134215

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Grandview Custom Homes, LLC 1312 Central Court Hermitage, TN 37076	New Owner	Part of Map 87, Parcel 50.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liablity company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Grandview Custom Homes, LLC**, a Tennessee limited liablity company, hereinafter called Grantee, its successors and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 204, on the plan of FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 2 SECTION 1, as shown on plat of record in Instrument 20200828-0097746, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 205 and 216, on the plan of FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 2 SECTION 2, as shown on plat of record in Instrument 20200828-0097748, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to The Lux Development Group, LLC, a Tennessee limited company by Quitclaim Deed dated 09/25/2018, from The Wise Group, Inc., a Tennessee corporation, of record in Instrument 20180928-0096540, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: Lot Nos. 204, 205 & 216 Reserve at Aarons Crest, Hermitage, TN 37076

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this the 5th day of November, 2020.

The Lux Development Group, LLC

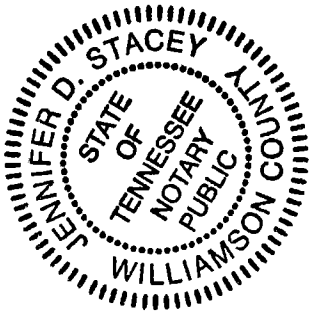
BY: Alan R. Wise Chief Manager
Alan R. Wise
Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Alan R. Wise with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his or her oath acknowledged himself or herself to be the Chief Manager of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that he or she as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Alan R. Wise as such Chief Manager.

Witness my hand and official seal, this the 5th day of November, 2020.

Jennifer D. Stacey
Notary Public
My Commission Expires: 10/3/21



Tennessee Certification of Electronic Document

I, Jennifer Dunlap Stacey, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Dunlap Stacey
Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
Notary's Name

Jennifer Dunlap Stacey, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

MY COMMISSION EXPIRES: 12/7/2020

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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