Heritage Landing Hoyer 3d Take

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

Karen Johnson Davidson County
Batch# 554958 DEEDWARRSP
01/15/2021 10:41:41 AM 6 pgs
Fees: $33.00 Taxes: $3,699.08
20210115-0007076

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: 17600001800 and 17600002000

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 5 day of January 2021.

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 5 day of January 2021.

EVA MARENCO
Notary Public - State of Florida
Commission # GG 940780
My Comm. Expires Dec 17, 2023
Bonded through National Notary Assn.

_____
Notary Public
My Commission Expires: Dec 17, 2023

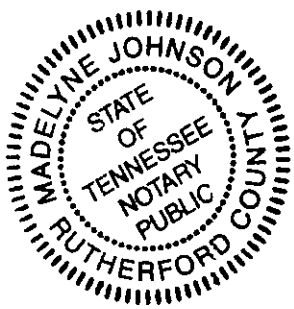
STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $999,750.00.

Affiant

Subscribed and sworn to before me this 4 day of January 2021.



Madelyne Johnson
Notary Public
My Commission Expires: 6/18/23

EXHIBIT A
Property Description

Situated in the 33rd Council District of Nashville, Davidson County, Tennessee, and being a portion of the land conveyed by quitclaim deed to Jenkins Nashville ACS, LLC of record in Instrument Number 20181205-0118786 in the Register's Office of Davidson County, Tennessee and more particularly described as follows:
Beginning at a Point in the center of Maxwell Road located North 82°48'47" West a distance of 1657.46 Feet from the Northeast corner of the parent tract as described in Instrument 20181205-0118786 in the Register's Office of Davidson County, Tennessee and at the Northeast corner of D.R. Horton Inc. (Instrument 20200121-0007555 in the Register's Office of Davidson County, Tennessee);
Thence along the center of Maxwell Road, South 80° 45' 21" East for a distance of 662.01 Feet to a Point;
Thence continuing along the center of Maxwell Road, South 75° 45' 54" East for a distance of 96.64 Feet to a Found Railroad Spike;
Thence leaving Maxwell Road along a new dividing line with the remaining property of Jenkins Nashville ACS, LLC (Instrument 20181205-0118786 in the Register's Office of Davidson County, Tennessee) , South 14° 14' 06" West for distance of 25.00 Feet to a Point;
Thence continuing along the new dividing line, North 75° 45' 54" West for a distance of 30.98 Feet to a Point;
Thence continuing along the new dividing line and a 13.00 Feet radius curve to the left (chord bears South 57° 00' 26" West 19.09 Feet) 21.43 Feet to a Point;
Thence continuing along the new dividing line, South 09° 46' 47" West for a distance of 87.94 Feet to a Point;
Thence continuing along the new dividing line and a 20.00 Feet radius curve to the left (chord bears South 32° 48' 49" East 27.07 Feet) 29.74 Feet to a Point;
Thence continuing along the new dividing line, South 75° 24' 25" East for a distance of 5.05 Feet to a Point;
Thence continuing along the new dividing line, South 14° 35' 35" West for a distance of 20.00 Feet to a Point;
Thence continuing along the new dividing line and a curve to the left having a radius of 20.00 Feet from which the radius point bears South 14° 35' 35" West, for an arc length of 33.10 Feet, said curve having a chord bearing of South 57° 11' 11" West for a distance of 29.45 Feet to a Point;
Thence continuing along the new dividing line, South 09° 46' 47" West for a distance of 70.25 Feet to a Point;
Thence continuing along the new dividing line and a 20.00 Feet radius curve to the left (chord bears South 32° 48' 49" East 27.07 Feet) 29.74 Feet to a Point;
Thence continuing along the new dividing line, South 75° 24' 25" East for a distance of 7.58 Feet to a Point;
Thence continuing along the new dividing line, South 14° 35' 35" West for a distance of 50.00 Feet to a Point;
Thence continuing along the new dividing line and a curve to the left having a radius of 20.00 Feet from which the radius point bears South 14° 35' 35" West, for an arc length of 33.10 Feet, said curve having a chord bearing of South 57° 11' 11" West for a distance of 29.45 Feet to a Point;
Thence continuing along the new dividing line, South 09° 46' 47" West for a distance of 110.56 Feet to a Point;
Thence continuing along the new dividing line, South 80° 13' 13" East for a distance of 135.00 Feet to a Point;
Thence continuing along the new dividing line, South 09° 46' 47" West for a distance of 131.17 Feet to a Point;
Thence continuing along the new dividing line and along a 799.50 Feet radius curve to the right (chord bears South 27° 19' 11" West 481.90 Feet) 489.51 Feet to a Point;
Thence continuing along the new dividing line, South 44° 51' 36" West for a distance of 421.43 Feet to a Point in the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1 (Instrument 20200422-0042094 in the Register's Office of Davidson County, Tennessee);
Thence along the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1, North 45° 08' 24" West for a distance of 115.00 Feet to an existing ½" iron rod with Gresham Smith cap;
Thence continuing along the Northeast edge of and Heritage Landing - Phase 1 and a 20.00 Feet radius curve to the right (chord bears North 00° 08' 24" West 28.28 Feet) 31.42 Feet to an existing ½" iron rod with Gresham Smith cap in the edge of Hickory Woods Drive;
Thence crossing Hickory Woods Drive, North 45° 08' 24" West for a distance of 59.00 Feet to an existing ½" iron rod with Gresham Smith cap;
Thence along a curve to the right having a radius of 20.00 Feet from which the radius point bears North 45° 08' 24" West, for an arc length of 31.42 Feet, said curve having a chord bearing of South 89° 51' 36" West for a distance of 28.28 Feet to an existing ½" iron rod with Gresham Smith cap in the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1;
Thence along the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1, North 45° 08' 24" West for a distance of 217.00 Feet to an existing ½" iron rod with Gresham Smith cap;

Thence along a 20.00 Feet radius curve to the right (chord bears North 00° 08' 24" West 28.28 Feet) 31.42 Feet to an existing ½" iron rod with Gresham Smith cap in the edge of Paisley Wood Drive;
Thence crossing Paisley Wood Drive, North 45° 08' 24" West for a distance of 50.00 Feet to an existing ½" iron rod with Gresham Smith cap;
Thence along a curve to the right having a radius of 20.00 Feet from which the radius point bears North 45° 08' 24" West, for an arc length of 31.42 Feet, said curve having a chord bearing of South 89° 51' 36" West for a distance of 28.28 Feet to an existing ½" iron rod with Gresham Smith cap in the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1;
Thence along the Northeast edge of Nelson Woods Drive and Heritage Landing - Phase 1,North 45° 08' 24" West for a distance of 105.00 Feet to an existing ½" iron rod with Gresham Smith cap;
Thence crossing Nelson Woods Drive and continuing along the rear lines of Lots 70 through 76 and Open Space 900 of Heritage Landing - Phase 1 South 44° 51' 36" West for 346.30 Feet to an existing ½" iron rod with Gresham Smith cap at the Northeast corner of Lot 80 of Heritage Landing - Phase 1;
Thence continuing along the line of Lot 80, North 88° 00' 41" West for a distance of 151.27 Feet to an existing ½" iron rod with Gresham Smith cap in the East right of way line of Cash Crossing Court;
Thence crossing Cash Crossing Court, North 82° 48' 57" West for a distance of 50.01 Feet to an existing ½" iron rod with Gresham Smith cap in the West right of way line of Cash Crossing Court at the Northeast corner of Lot 81 of Heritage Landing - Phase 1;
Thence along the line of Lot 81, North 81° 27' 22" West for a distance of 125.00 Feet to an existing ½" iron rod with Gresham Smith cap in the line of D.R. Horton, Inc. (Instrument 20200121-0007555 in the Register's Office of Davidson County, Tennessee);
Thence along the line of D.R. Horton, Inc., North 08° 32' 38" East for a distance of 540.00 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., South 81° 27' 22" East for a distance of 125.00 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., South 08° 32' 38" West for a distance of 4.97 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., South 81° 47' 29" East for a distance of 50.00 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 08° 32' 38" East for a distance of 67.95 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., South 81° 27' 22" East for a distance of 125.00 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 63° 05' 16" East for a distance of 9.44 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 63° 31' 33" East for a distance of 125.86 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 19° 55' 13" West for a distance of 132.64 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 71° 16' 28" East for a distance of 26.37 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 16° 24' 03" West for a distance of 50.00 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc. and a curve to the right having a radius of 25.00 Feet from which the radius point bears North 16° 24' 03" West, for an arc length of 38.34 Feet, said curve having a chord bearing of North 62° 27' 47" West for a distance of 34.69 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 18° 31' 32" West for distance of 33.29 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 71° 28' 28" East for a distance of 136.75 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 76° 19' 03" East for a distance of 56.47 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 09° 05' 31" East for a distance of 203.45 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., South 80° 59' 16" East for a distance of 126.15 Feet to a Point;
Thence continuing along the line of D.R. Horton, Inc., North 09° 14' 39" East for a distance of 146.02 Feet to the Point of Beginning.
Containing 30.677 Acres more or less, as shown on a survey by Alan T. Barnard, TN RLS 2366 (Assistant Survey Manager, Gresham Smith) dated November 9, 2020.

EXHIBIT B
Permitted Exceptions

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

2. 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.