Karen Johnson Davidson County
Batch# 689085 DEEDWARRSP
08/02/2021 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20210802-0103830

SPECIAL WARRANTY DEED

R. MARK DONNELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meritage Homes of Tennessee, Inc., an Arizona Corporation	Meritage Homes of Tennessee, Inc., an Arizona Corporation	076-00-0-153.00
(NAME)	(NAME)	
8800 E. Raintree Drive, Suite 300	8800 E. Raintree Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260	Scottsdale, AZ 85260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Desperado Partners, a Tennessee General Partnership**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Meritage Homes of Tennessee, Inc., an Arizona Corporation**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 54.84 Acre Chandler Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or assigns, forever. 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.

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

Witness our hands this 26th day of July, 2021.

DESPERADO PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

Floyd Shechter, Partner

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Floyd Shechter with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Partner of Desperado Partners, a Tennessee General Partnership and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Partner.

WITNESS my hand and seal this 26th day of July, 2021.

Notary Public
My Commission Expires: Nov. 8, 2021

MARK DONNELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

EXHIBIT "A"
LEGAL DESCRIPTION

Being a certain tract or parcel of land lying and being in the Twelfth Council District of Metropolitan Nashville/ Davidson County, Tennessee, located on Tax Map 076 as a portion of Parcel 20.00 and is a portion of the Eva Richardson property recorded in Book 7212, Page 133, and is more particularly described as follows:

Beginning at a 1/2" Rebar (0) {State Plane Coordinates N: 683577.174. E: 1796323.578} in the south line of Latting Road Partners, LLC (200605240060884), this being the northwest corner of the property described herein and the northeast corner of Hidden Hill (4860/043); thence with Latting Road Partners, LLC and a fence N 88° 01' 29" E a distance of 814.14' to a 1/2" Rebar (0) at a fence corner, this being the northeast corner of the property described herein and a common corner of Crye (839/543 R.O.W.C.T.) and Hickory Hills (PB 20, PG 673, R.O.W.C.T.); thence leaving Latting Road Partners, LLC and with Hickory Hills and a fence for three calls; S 09° 07' 00" W a distance of 575.96' to a 1/2" Rebar (0) in the north right of way of Leesa Ann Lane; S 09° 44' 32" W a distance of 365.68' to a 1/2" Rebar (0); S 08° 59' 30" W a distance of 271.29' to a 1/2" Rebar (0) at the intersection of two fences; thence leaving Hickory Hills (200511140136610) and severing the lands of Eva Richardson the following courses and distances: S 28° 31' 39" W a distance of 14.70; S 06° 27' 00" W a distance of 598.19; on a curve to the left having an arc length of 107.13' and a radius of 250.00' (chord bearing of S 05° 49' 34" E, chord length of 106.31'); S 18° 27' 28" E a distance of 125.88'; S 44° 19' 44" W a distance of 145.60'; on a curve to the left having an arc length of 303.27' and a radius of 425.00' (chord bearing of S 64° 15' 42" E. chord length of 296.88'); S 84° 42' 15" E a distance of 69.53'; S 84° 42' 15" E a distance of 46.96'; on a curve to the right having an arc length of 43.52' and a radius of 30.00' (chord bearing of S 43° 08' 44" E, chord length of 39.80'); S 01° 47' 03" E a distance of 191.36'; S 08° 56' 24" E a distance of 84.56; S 01° 20' 08" W a distance of 132.05'; S 84° 42' 15" E a distance of 9.27'; S 11° 41' 52" W a distance of 185.36'; on a curve to the left having an arc length of 65.66' and a radius of 675.00' (chord bearing of N 81° 05' 20" W, chord length of 65.63); S 06° 07' 28" W a distance of 129.96' to a point, this being the southeast corner of the property described herein; on a curve to the left having an arc length of 4.41' and a radius of 545.00' (chord bearing of N 84° 28' 21" W, chord length of 4.41'); N 84° 42' 15" W a distance of 116.59'; on a curve to the right having an arc length of 793.66' and a radius of 1165.00' (chord bearing of N 65° 11' 15" W, chord length of 778.40'); N 45° 40' 16" W a distance of 151.03'; on a curve to the right having an arc length of 417.86' and a radius of 355.00' (chord bearing of N 11° 57' 03" W, chord length of 394.15'); N 75° 31' 52" W a distance 39.33' to a 1/2" Rebar (0) in a fence, this being the southwest corner of the property described herein in the east line of Stoner Mill (6900/904); thence with Stoner Mill and Hidden Hill, respectively, N 06° 27' 00" E a distance of 2157.41' to a point of beginning containing 54.84 acres, more or less, according to a survey performed by Mid-Tenn Surveying, LLC, Christopher Blake Sexton, RLS 2400, 2159 N. Thompson, Suite B1, Murfreesboro, TN 37129.

Being the same property conveyed to Desperado Partners, a Tennessee General Partnership, by Warranty Deed dated 06/25/2013 from Wilson Bank & Trust of record in Instrument 201306250065369, Register's Office for Davidson County, Tennessee, and in Book 1551, Page 314, Register's Office for Wilson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 26, 2021.

Affiant
Date: August 2, 2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2nd day of August, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024