SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 712873 **DEEDWARRSP**
09/10/2021 11:56:43 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210910-0121528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2021.

Notary Public

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

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 528A Donelson Pike Nashville, TN 37214	New Owner	87-10 A 30.00CO, 87-10-A 302.00& 87-10-A 303.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **The Lux Development Group, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Grandview Custom Homes, LLC**, a Tennessee limited liability 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. 130 on the FINAL PLAT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 1B, as shown on plat of record in Instrument No. 20070910-0108427, 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 Nos. 302 and 303, on the FINAL PLAT THE RESERVE AT AARONS CRESS A CLUSTER LOT DEVELOPMENT PHASE 3, as shown on plat of record in Instrument No. 20200828-0097747, 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 and by quitclaim deed of record in Instrument No. _____, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years which have been assumed by Grantee; 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: 709 Braxton Drive and 805 & 809 Regimental Drive, 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 3rd day of September, 2021.

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 oath acknowledged himself to be the Chief Manager of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that he 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 3rd day of September, 2021.

_____
Notary Public
My Commission Expires: 10/3/21

