Karen Johnson Davidson County
Batch# 779223 DEEDWARRSP
12/23/2021 11:11:54 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20211223-0169740

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grandview Custom Homes, LLC 528A Donelson Pike Nashville, TN 37214	New Owner	87-10-A 215.00 CO & 301.00 CO

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 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. 215, 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 No. 20200828-0097748, 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. 301 on the plan of 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.

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: 801 & 835 Regimental Drive, Lot Nos. 215 & 301 Reserve at Aarons Cress, Hermitage, TN 37076

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

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 16th day of December, 2021.

The Lux Development Group, LLC

BY: _____
Jennifer D. Stacey
Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent of The Lux Development Group, LLC , the within named bargainor, a limited liability company, and that she as such Authorized Agent 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 Jennifer D. Stacey as such Authorized Agent.

Witness my hand and official seal, this the 16th day of December, 2021.

_____
Notary Public
My Commission Expires: 01-06-25

