Karen Johnson Davidson County
Batch# 860547 DEEDWARRSP
05/23/2022 10:58:28 AM 6 pgs
Fees: $33.00 Taxes: $6,726.02
20220523-0059471

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	SAME	Map: 110 Portion of Parcel: 49 New Map and Parcel: 110-02-0-C-001 (Lot 1) 110-02-0-C-002 (Lot 2) 110-02-0-C-003 (Lot 3) 110-02-0-C-004 (Lot 4) 110-02-0-C-005 (Lot 5) 110-02-0-C-006 (Lot 6) 110-02-0-C-007 (Lot 7) 110-02-0-C-008 (Lot 8) 110-02-0-C-009 (Lot 9) 110-02-0-C-010 (Lot 10) 110-02-0-C-011 (Lot 11) 110-02-0-C-012 (Lot 12) 110-02-0-C-013 (Lot 13) 110-02-0-C-014 (Lot 14) 110-02-0-C-035 (Lot 35) 110-02-0-C-036 (Lot 36) 110-02-0-C-037 (Lot 37) 110-02-0-C-038 (Lot 38) 110-02-0-C-039 (Lot 39) 110-02-0-C-040 (Lot 40) 110-02-0-C-041 (Lot 41)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARDUE FAMILY ASHTON PARK PARTNERSHIP I, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DREES PREMIER HOMES, INC., an Ohio corporation** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 19th day of May, 2022.

PARDUE FAMILY ASHTON PARK
PARTNERSHIP I, a Tennessee general partnership

By: Chris Pardue
Chris Pardue

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Chris Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Partner of PARDUE FAMILY ASHTON PARK PARTNERSHIP I, a Tennessee general partnership, and that he, as such Managing Partner, executed the within instrument for the purposes herein contained by signing the name of the partnership in his capacity as Managing Partner.

Witness my hand, at office, this 19th day of May, 2022.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 11/3/2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,817,844.00.

Kirsten Virdi
Affiant

Subscribed and sworn before me this 19 day of May, 2022.

NOTARY PUBLIC

My Commission Expires: 5.7.2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5.7.2024

EXHIBIT "A"
Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and all of Lot Nos. 35, 36, 37, 38, 39, 40, 41, Final Plat, Phase 1, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership by Quitclaim Deed from Chris Pardue, dated January 1, 2021, recorded October 13, 2021, of record in Instrument No. 20211013-0137574, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Chris Pardue by the following two deeds: (1) Warranty Deed dated October 15, 1998, recorded October 16, 1998, of record in Book 11158, page 573, said Register's Office. (2) Warranty Deed dated June 16, 1999, recorded June 22, 1999, of record in Book 11538, page 249, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2022, a lien not yet due and payable.

2. All matters appearing on the Final Plat, Phase 1, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20211026-0143623, Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200602-0056638; and in Instrument No. 20210128-0012565, Register's Office for Davidson County, Tennessee.

5. Deed Establishing Boundary Line of record in Book 4101, page 465, Register's Office for Davidson County, Tennessee.

6. Deed Restriction of record in Book 4119, page 774, Register's Office for Davidson County, Tennessee.