Karen Johnson Davidson County
Batch# 1068160 DEEDWARRSP
11/03/2023 09:28:54 AM 6 pgs
Fees: $33.00 Taxes: $5,550.00
20231103-0086168

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Tennessee Valley Homes, Inc. 127 SE Parkway Court Franklin, Tennessee 37064	New Owner(s)	130-02-029.00 130-02-030.00

FOR AND IN CONSIDERATION of the sum of One Million Five Hundred Thousand and 00/00 Dollars ($1,500,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BELLE MEADE REAL ESTATE, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto TENNESSEE VALLEY HOMES, INC. a Tennessee business corporation ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (collectively, the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 119 and 121 LaSalle Court, Nashville Tennessee 37205. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth hereinabove, it is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through or under Grantor only, except for claims arising out of the matters set forth hereinabove.

<Signatures and notary acknowledgments appear on the following pages.>

IN WITNESS WHEREOF, the undersigned has hereunto set its duly-authorized signature, as of the 1st day of November, 2023.

GRANTOR:

BELLE MEADE REAL ESTATE, LLC

By: _____
Linda Sinclair-Whitely, Authorized Representative

STATE OF TENNESSEE)

COUNTY OF Williamson)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared Linda Sinclair-Whitely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Representative (or other officer authorized to execute the instrument) of BELLE MEADE REAL ESTATE, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Authorized Representative.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 31st day of October, 2023.

_____
Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Million Five Hundred Thousand and 00/100 Dollars ($1,500,000.00).

AFFIANT

Sworn to and subscribed before me, this 31st day of October, 2023.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

TRACT 1:

SAID real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING Lot Nos. 20, 21 and the northerly portion of Lot No. 22, Block 5 on the plan of The Courts of Belle Meade, of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee.

SAID property adjoins and fronts together 63 feet 9 inches on the easterly margin of LaSalle Court and extends back 145 feet 10 inches on the northerly line and 149 feet, more or less, on the southerly line to a dead line in the rear, measuring 67 feet 10 ½ inches thereon.

BEING the same property conveyed to PETER SINCLAIR-WHITELY, by deed from HENRY R. SNEED AND W. WARNER MCNEILLY, III, of record in Book 7461, page 768, dated February 2, 1988, said Register's Office. Being further conveyed to BELLE MEADE PROPERTIES, LLC, by quitclaim deed from PETER SINCLAIR-WHITELY, of record in Instrument No. 20070816-0098169, dated June 18, 2007, said Register's Office. Being further conveyed to LINDA SINCLAIR-WHITELY, by quitclaim deed from PETER SINCLAIR-WHITELY AND BELLE MEADE PROPERTIES, LLC, of record in Instrument No. 20140422-0033650, dated April 15, 2014, said Register's Office. Being further conveyed BELLE MEADE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from LINDA SINCLAIR-WHITLEY, of record in Instrument No. 20140822-0076945, dated August 8, 2014, said Register's Office.

TRACT 2:

SAID real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

BEING Lot No. 23 and the southerly part of Lot No. 22 in Block 5 on the Plan of Courts of Belle Meade as of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 and the southerly part of Lot No. 22 fronts 63 feet 9 inches on the easterly side of LaSalle Court and extends back 149.0 feet on the northerly line and 157 feet 4 inches on the southerly line to a dead line in the rear measuring 67 feet 10-1/2 inches thereon.

BEING the same property conveyed to PETER E. SINCLAIR-WHITELY, MARRIED, by deed from ANN CONN JOHNSON ARNOLD, JUDY JOHNSON GERHARDT, MARY HARDIN JOHNSON WALKER, HEIRS AT LAW OF ANN CONN JOHNSON, MARY J. FOLGER (AKA JO CONN FOLGER), PHYLLIS PHIFER SESLER, MERRILYN PHIFER PEGG AND JENNIFER PHIFER STOCKARD, DEVISES UNDER THE LAST WILL AND TESTAMENT OF JEANNETTE CONN PHIFER AND W. CLARK CONN (AKA CLARK CONN), of record in Book 11578, page 807, dated July 16, 1999, said Register's Office. Being further conveyed to BELLE MEADE PROPERTIES, LLC, by quitclaim deed from PETER SINCLAIR-WHITELY, of record in Instrument No. 20070816-0098170, dated June 18, 2007, said Register's Office. Being further conveyed to LINDA SINCLAIR-WHITELY, by quitclaim deed from PETER SINCLAIR-WHITELY AND BELLE MEADE PROPERTIES, LLC, of record in Instrument No. 20140422-0033652, dated April 15, 2014, said Register's Office. Being further conveyed BELLE MEADE REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed from LINDA SINCLAIR-WHITLEY, of record in Instrument No. 20140822-0076948, dated August 8, 2014, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2024 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete survey of the Subject Property.

4. Matters shown on the Plan of record in Book 547, page 141, said Register's Office.