BILL GARRETT, Davidson County
Trans: T20160111844 DEEDWARRSP
Recvd: 12/20/16 10:15 3 pgs
Fees: 18.00 Taxes: 1179.60
20161220-0133502

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,810.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Notary Public

My Commission Expires: 11/15/17

(AFFIX SEAL)

MY COMMISSION EXPIRES: 11-15-2017
WILLIAMSON COUNTY
K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 93 Seaboard Lane, Suite 201
Brentwood, Tennessee 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Samuel Forbert 2032 Leeds Lane Nashville, TN 37221	Legacy Home Loans LLC 8119 Isabella Lane Suite 105 Brentwood, TN 37027	Map/Parcel 141050A70200CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Samuel Forbert and Rachel Sheldon, husband and wife,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 702 on the Plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated July 29, 2016, from Avondale Residential, Inc., of record in Instrument No. 20160802-0079608, further by Quitclaim Deed dated April 18, 2013, from Avondale Park Partnership, a Tennessee general partnership, to Avondale Residential, Inc., a Tennessee corporation, of record in Instrument No. 20131218-0127661 and by Deed in the amount of $3,612,840.00 dated December 3, 2004, from Michael R. Allison and wife, Diane A. Allison to Avondale Park Partnership, a Tennessee general partnership, of record in Instrument No. 20041207-0145661, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes and assessments for the year 2016 will be paid at closing. Taxes and assessments for the year 2017, and subsequent years, not yet due and payable.

b. All matters appearing on plan of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee.

c. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.

d. Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee.

e. Transmission Line Easement recorded in Instrument No. 20060110-0003857 Register's Office for Davidson County, Tennessee.

f. Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.

g. Order to TVA recorded in Book 4273 Page 280 Register's Office for Davidson County, Tennessee.

h. Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.

i. Storm Water Detention Agreement recorded in Instrument No. 20060512-0055867 and Instrument No. 20090814-0076610 Register's Office for Davidson County, Tennessee.

j. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County, Tennessee.

k. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638 Register's Office for Davidson County, Tennessee.

l. Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County, Tennessee.

m. All matters of record in Instrument No. 20140722-0064838, Register's Office for Davidson County, Tennessee.

n. Subject to Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703, Register's Office for Davidson County, Tennessee.

o. Subject to Charter for Avondale Park Owners' Association, Inc., recorded in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

p. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.

q. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903 Register's Office for Davidson County, Tennessee.

r. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

s. Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

t. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

u. Subject to easements of record in Book 10748, page 876, Register's Office for Davidson County, Tennessee.

v. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

w. A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

x. Subject to rights of others in and to common areas/elements.

y. Subject to lien for special assessment contained in the DCCR's/Master Deed.

z. All other easements and restrictions of record.

In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any Covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 2032 Leeds Lane, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 HAND 16th day of December, 2016.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY:_____

James Hosay, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Hosay, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said James Hosay, as such, Appointed Vice-President, and attesting the same corporation, by the said James Hosay, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 16th day of December, 2016.

_____

NOTARY PUBLIC

My Commission expires: 11/15/17

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017