SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170001541 DEEDWARRSP
Recvd: 01/06/17 11:10 3 pgs
Fees: 18.00 Taxes: 115.16

20170106-0001776

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

ELIZABETH BELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2017

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 93 Seaboard Lane, Suite 201, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation		Map/Parcel 164100A42500CO
(NAME)	(NAME)	
93 Seaboard Lane, Suite 201		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **REO Funding Solutions IV, LLC, a Georgia limited liabilty company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation,** hereinafter called the GRANTEE(S), 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. 77 on the Plan of Village Ten, Summerfield Subdivision, of record in Instrument No. 20060718-0086558 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to REO Funding Solutions IV, LLC, a Georgia limited liabilty company by Deed dated December 31, 2013, from LPP Mortgage LTD, a Texas limited partnership, of record in Instrument No. 20140106-0001071 Register's Office for Davidson County, Tennessee.

Special Exceptions:

a. Taxes and assessments for the year 2016, now due and payable, but not delinquent until March 01, 2017. Said taxes will be prorated between the parties as of the date of closing. Taxes and assessments for the year 2017, and subsequent years, which are not yet due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20060718-0086558, Register's Office for Davidson County, Tennessee.

c. Charter of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 660 and amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

d. Subject to Easement of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

e. Stormwater Detention Agreement of record in Instrument No. 20050329-0033458 and Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee.

f. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 199912160303934 and Instrument No. 200008090079074, Register's Office for Davidson County, Tennessee.

g. Restrictive Covenants and Homeowners' Association Applying to the Subdivision Named Summerfield of record in Book 11588, page 484 and amended in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee.

h. By-Laws of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 662 and amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

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

j. Subject to lien for special assessments contained in DCCR's/Master Deed.

k. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 712 Abercorn Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 4th day of January, 2017.

Judd Gilats
Vice President

REO Funding Solutions IV, ~~LLC~~, a Georgia limited liabilty company

State of ~~Tennessee~~ Minnesota
County of Hennepin

Personally appeared before me, a notary public in and for the state and county aforementioned, Judd Gilats with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be VP of REO Funding Solutions IV, LLC, a Georgia limited liabilty company and that as such VP executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as VP.

WITNESS my hand and seal this 4th day of January, 2017.

Bonnie Lynn Wold
Notary Public
My Commission Expires: 1.31.2020

File No.: 2234-16

BONNIE LYNN WOLD
Notary Public
State of Minnesota
My Commission Expires
January 31, 2020