SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170016054 DEEDWARRSP
Recvd: 02/23/17 11:55 3 pgs
Fees: 18.00 Taxes: 37.00

20170223-0018225

State of ~~Tennessee~~ MINNESOTA
County of HENNEPIN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Judd Gilats
Vice President
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Katherine Christine Anderson
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2018

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	SAME	164100A43400CO
(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), its 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. 82 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.

This conveyance is made subject to:

Taxes and assessments for the year 2017, and subsequent years, not yet due and payable.

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

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.

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

Stormwater Detention Agreement of record in Instrument No. 20050329-0033458 and Instrument No. 20000113000477, Register's Office for Davidson County, Tennessee.

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.

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.

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.

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

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

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 625 Sandrose Court, Antioch, TN 37013 (Lot 82, Village Ten, Summerfield)
(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), its 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), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 17TH day of FEBRUARY, 2017.

REO FUNDING SOLUTIONS IV, LLC, A GEORGIA LIMITED LIABILTY COMPANY

By: _____

Its: Judd Gilats
Vice President

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 himself to be VICE PRESIDENT of REO Funding Solutions IV, LLC, a Georgia limited liabilty company and that he as such VICE PRESIDENT executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as VICE PRESIDENT.

WITNESS my hand and seal this 17TH day of FEBRUARY, 2017

Notary Public
My Commission Expires: Jan. 31, 2018

File No.: 2371-17

Katherine Christine Anderson
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2018