SPECIAL WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,440.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-20-19

(AFFIX SEAL)

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	049100A06800CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
93 Seaboard Lane, Suite 201		Trans:T20170018925 DEEDWARRSP
(ADDRESS)	(ADDRESS)	Recvd: 03/06/17 09:56 2 pgs
Brentwood, TN 37027		Fees:13.00 Taxes:182.93
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170306-0021671

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, **Tenn. Contractors, Inc., a Tennessee corporation,** 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. 68 on the Final Plat Parmley Cove, Phase III, of record in Instrument No. 20160913-0096212 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 Tenn. Contractors, Inc., a Tennessee corporation, by Deed dated December 6, 2010, from Pinnacle National Bank, a national banking association, of record in Instrument No. 20101209-0098284 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2016, now due and payable, but not delinquent until March 01, 2017. 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.

All matters appearing on the plan of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's Office for Davidson County, Tennessee.

Anchor Easement of record in Book 5596, page 797 Register's Office for Davidson County, Tennessee.

Charter for Parmley Cove Homeowners Association, Inc., of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee.

Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355 Register's Office for Davidson County, Tennessee.

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

Subject to lien for special assessment 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 479 Parmley Drive, Nashville, TN 37207 (Lot 68, Parmley Cove, Phase III)
(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 2nd day of March, 2017.

TENN. CONTRACTORS, INC., A TENNESSEE CORPORATION

Tyler L. Ring
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tyler L. Ring with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Tenn. Contractors, Inc., a Tennessee corporation and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 2nd day of March, 2017

Notary Public
My Commission Expires: 11.20.19

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No.: 2384-17