BILL GARRETT, Davidson County
Trans:T20170030429 DEEDWARRSP
Recvd: 04/11/17 10:18 3 pgs
Fees:18.00 Taxes:948.96

20170411-0035251

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,475.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of April, 2017

Notary Public

My Commission Expires:

(AFFIX SEAL)

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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.
Sonya E. Thomas 1836 Belle Arbor Drive Nashville, TN 37207	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 050020A07900CO

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 **Sonya E. Thomas, an unmarried woman,** 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. 52 on the Plan of Belle Arbor PUD Phase 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to NVR, Inc. a Virginia Corporation, by deed from Eatherly/ Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20170126-0008494 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

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

b. All matters appearing on the plan of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee.

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052 and Instrument No. 20100903-0070291 Register's Office for Davidson County, Tennessee.

e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.

f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.

h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.

i. Application for Greenbelt Assessment – Agricultural of record in Instrument No. 20140722-0065104 and Instrument No. 20140722-0065105 and Instrument No. 20120213-0012668 Register's Office for Davidson County, Tennessee.

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

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

l. All other easements and restrictions of record.

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: 1836 Belle Arbor Drive, Nashville, TN 37207

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 7 day of April, 2017.

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 7 day of April, 2017.

NOTARY PUBLIC

My Commission expires: 11/6/17

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