BILL GARRETT, Davidson County
Trans:T20170031321 DEEDWARRSP
Recvd: 04/13/17 13:11 2 pgs
Fees:13.00 Taxes:1140.25

20170413-0036315

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,175.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2017

Notary Public

My Commission Expires: 11-2018

(AFFIX SEAL)

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON 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.
Sarah Beth Simpson 753 Preservation Way Nashville, TN 37207	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 049100A05800CO

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 **Sarah Beth Simpson, a married 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. 58 on the Plan of 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 the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed from Tenn. Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20161230-0137695 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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. 20160913-0096212 Register's Office for Davidson County, Tennessee.

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

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

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

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

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

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

i. 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: 753 Preservation Way, Nashville, TN 37207

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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 7th 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 7th day of April, 2017.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.20.19

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY