# SPECIAL WARRANTY DEED

CRISTINA AURORA ZHANG
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21

State of Minnesota
County of Hennepin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,250.00

Rudy Newell
Affiant
Rudy Newell
Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2017.

Cristina Aurora Zhang
Notary Public

MY COMMISSION EXPIRES: January 31, 2021
(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 | 164100A25900CO |
| (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. 114 on the Plan of Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115 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:

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. 20051103-0133115, 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,

BILL GARRETT, Davidson County
Trans: T20170056097 DEEDWARRSP
Recvd: 06/30/17 10:40 2 pgs
Fees: 13.00 Taxes: 37.93

20170630-0065983

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 4268 Sandstone Drive, Antioch, TN 37013 (Lot 114, Summerfield, Village Five)

(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 blnd 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 15 day of June, 2017.

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

By: Rudy Newell
Its: Vice President

State of Minnesota
County of Hennepin

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

WITNESS my hand and seal this 15 day of June, 2017.

Cristina Aurora Zhang
Notary Public
My Commission Expires: January 31, 2021

File No.: 2784-17

CRISTINA AURORA ZHANG
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/21