BILL GARRETT, Davidson County
Trans:T20170069252 DEEDWARRSP
Recvd: 08/10/17 11:26 3 pgs
Fees:18.00 Taxes:1062.42
20170810-0082021

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,140.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2017

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017

Notary Public

My Commission Expires: 11/15/17

(AFFIX SEAL)

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.
Ross A. Steck and Jacqueline E. Welker 2057 Leefield Drive Antioch, TN 37013	Highlands Residential Mortgage, Ltd, ISAOA 12001 N. Central Expressway, Suite 750 Dallas, TX 75243	174110A54400CO

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 **Ross A. Steck, a single man and Jacqueline E. Welker, a single woman, tenants in common,** 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. 123, on the plan of Cane Ridge Farms, Phase Three, Section One, of record in Instrument No. 20070703-0079200, 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 dated April 10, 2017, from Land Development.com., Inc., a Tennessee corporation, of record in Instrument No 20170411-0035206, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Land Development.com, Inc., a Tennessee corporation, by deed dated March 31, 2016, from Randall Clemons, Trustee, for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, of record in Instrument No. 20160405-0032520, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Randall Clemons, Trustee of Wilson Bank & Trust and Citizens Bank of Lafayette by special Warranty Deed from Pinnacle National Bank, dated August 5, 2011, of record in Instrument #20110805-0060574, 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. 2017 Estimated Taxes for improved property is $2,936.00.

b. All matters appearing on the Plan of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee.

c. Charter for Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

d. Stormwater Detention Agreement of record in Instrument No. 20050825-0101604 and Stormwater Quality Agreement of record in Instrument No. 20070130-0012097, Register's Office for Davidson County, Tennessee.

e. Easement to United Telephone Company of record in Instrument No. 20020123-0009340 and Instrument No. 20060607-0067535, Register's Office for Davidson County, Tennessee.

f. Deed of common areas to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument No. 20010815-0088361 and Instrument No. 20160614-0059957, Register's Office for Davidson County, Tennessee.

g. Easement for utilities of record in Book 5078, Page 476, Register's Office for Davidson County, Tennessee.

h. Transmission Line Easements of record in Book 4420, Page 36 and Book 4428, Page 565, Register's Office for Davidson County, Tennessee.

i. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20000905-0087103 amended in Instrument No. 200001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20040319-0031603; Instrument No. 20041102-0131848; Instrument No. 20060112-0004819; Instrument No. 20100526-0040558 and Instrument No. 20101228-0102708, 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.

In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any Covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

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: 2057 Leefield Drive, Antioch, TN 37013

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 9th day of August, 2017.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Stephen Power, 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 Stephen Power, 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 Stephen Power, as such, Appointed Vice-President, and attesting the same corporation, by the said Stephen Power, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 9th day of August, 2017.

_____

NOTARY PUBLIC

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017

My Commission expires: 11/15/17