Bill Garrett Davidson County
Batch# 40706 DEEDWARRSP
12/22/2017 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,210.62
20171222-0130432

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 327,194.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____.

Notary Public

My Commission Expires: 11/5/2019

(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260
Franklin, Tennessee 37067 (615) 591-1156

Address of New Owners as Follows:

Taunisha P. Murph
1437 O'hara Drive
Antioch, TN 37013

Send Tax Bills To:

New Owner

Map Parcel No.

174110A52500CO

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 **Taunisha P. Murph, 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. 96, 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 August 08, 2017, from Land Development.com., Inc., a Tennessee corporation, of record in Instrument No 20170809-0081635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes and assessments for the year 2017 will be paid at closing. Said taxes will be prorated between the parties as of the date of closing. Taxes and assessments for the year 2018, and subsequent years, not yet due and payable.

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.

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: 1437 O'hara 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 12 day of December, 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 12 day of December, 2017.

Lauren Griffin

NOTARY PUBLIC

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11.20.19

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212