Bill Garrett Davidson County
Batch# 49515 **DEEDWARRSP**
01/22/2018 10:00:18 AM 3 pgs
Fees: $18.00 Taxes: $168.71
20180122-0006227

SPECIAL WARRANTY DEED

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,598.47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-22-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation	SAME	174110A50500CO
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **Land Development.com, Inc., a Tennessee corporation,** 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. 76, on the plan of Cane Ridge Farms, Phase Three, Section One, First Amendment, 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 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.

This conveyance is made subject to:

Davidson County taxes and assessments for the year 2017 will be paid at closing. 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.

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

Davidson County, Tennessee.

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

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.

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

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.

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

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

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.

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

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

All other easements and restrictions of record.

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 108 Hearthside Way, Antioch, TN 37013 (Lot 76, Cane Ridge Farms, Phase Three, Section One)

(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 bind 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 11 day of January, 2018.

LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION

Gregory S Perrone
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gregory S Perrone with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Land Development.com, Inc., a Tennessee corporation and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 11 day of January, 2018.

Notary Public
My Commission Expires: 10-3-2020

File No.: 3331-17

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY