SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $121,638.00.

Affiant

Subscribed and sworn to me on May 29, 2018.

NOTARY PUBLIC

My commission expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 98491 DEEDWARRSP
05/31/2018 09:51:35 AM 3 pgs
Fees: $18.00 Taxes: $450.06

20180531-0051800

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31403

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
NVR, Inc., a Virginia corporation 302 Innovation Drive Suite 200 Franklin, TN 37067	New Owner	164-10-0B-003.00 CO (Unit 1104) 164-10-0B-004.00 CO (Unit 1106) 164-10-0B-005.00 CO (Unit 1108)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Green Trails, LLC, a Tennessee limited liability company "GRANTOR"**, has bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia corporation "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 1104, 1106, and 1108 of Summer Glen Townhomes, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said units as set forth in said Declaration.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed from Benefield & Parks, LLC, a Tennessee limited liability company, of record on December 29, 2016 in Instrument No. 20161229-0136916, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee and taxes and assessments for subsequent years, a lien, not yet due and payable.
2. All matters shown on the Site Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.
4. HOA Charter of record in Instrument No. 20180116-0004507, in the Register's Office for Davidson County, Tennessee.
5. By-Laws for Summer Glen Townhomes Owner's Association, Inc., attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.
6. Sewer Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, in the Register's Office for Davidson County, Tennessee.
7. Public Utilities Easement of record in Instrument No. 20020828-0104004, in the Register's Office for Davidson County, Tennessee.
8. Maintenance obligations with respect to the common areas of Summerfield of record in Instrument No. 20010308-0021946, in the Register's Office for Davidson County, Tennessee.
9. Access, Amenities and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170530-0053248, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988, in the Register's Office for Davidson County, Tennessee.
12. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
13. The rights of others in and to the common areas and/or elements.
14. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as unimproved property known as 4230 Summercrest Boulevard, Nashville, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS our hands on May 29th, 2018.

Green Trails, LLC, a Tennessee limited liability company

BY: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Green Trails, LLC, a Tennessee limited liability company, by himself in his capacity as said Chief Manager.

Witness my hand and official seal on the 29th day of May, 2018.

_____
Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.13.2021