# SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 106798 **DEEDWARRSP**
06/20/2018 10:53:27 AM 3 pgs
Fees: $18.00 Taxes: $222.00

20180620-0059377

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-22-2021

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**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 | 150120B21300CO |
| (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, **Kensal Green LLC, a Tennessee limited liability 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. 213 on the Plan of Kensal Green, Section 2, a Residential P.U.D. Subdivision, of record in Instrument No. 20180313-0023861 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Kensal Green LLC, a Tennessee limited liability company, by deed dated October 06, 2016, from Land Development.com, Inc, a Tennessee corporation, of record in Instrument No. 20161007-0106404, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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. 20180313-0023861 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180314-0024097 Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000106-0002129, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20070405-0041076, Register's Office for Davidson County, Tennessee.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

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

Subject to lien for special assessment 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 5013 Mooregate Drive, Antioch, TN 37013 (Lot 213, Kensal Green, Section 2)

(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.

****SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3****

Witness my/our hands this 14th day of June, 2018.

KENSAL GREEN LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Kevin Hyneman
Its: Chief Manager

State of Tennessee
County of Shelby

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Hyneman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Kensal Green LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 14th day of June, 2018

Karen E Segraves
Notary Public
My Commission Expires: MY COMMISSION EXPIRES: December 15, 2018

File No.: 3879-18

KAREN E. SEGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY