# SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 126866 **DEEDWARRSP**
08/09/2018 10:51:29 AM 3 pgs
Fees: $18.00 Taxes: $855.81

20180809-0078528

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,300.00

*Affiant*

Subscribed and sworn to me on August 6th, 2018.

NOTARY PUBLIC

My commission expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31853

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| NVR, Inc.<br>302 Innovation Drive<br>Suite 200<br>Franklin, TN 37067 | SAME | 181-07-0A-044.00-CO (Lot 44)<br>181-07-0A-084.00-CO (Lot 84)<br>181-07-0A-090.00-CO (Lot 90) |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 does 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 Lot Nos. 44, 84, and 90 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 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 Green Trails, LLC, by Deed from The Principals Group, LLC, of record on October 30, 2015 in Instrument No. 20151030-0110859 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 subsequent years taxes and assessments.
2. All matters appearing on the Plat of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20171120-0119163 Register's Office for Davidson County, Tennessee.

4. Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office of Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the common areas and/or elements.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is **unimproved** property also known as 9461 Kaplan Avenue (Lot 44), 9472 Kaplan Avenue (Lot 84) and 9609 Colton Road (Lot 90), in Brentwood, Davidson County, Tennessee.

**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 assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have 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 assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, 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.

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

**WITNESS** my hand on August 6, 2018.

**Green Trails, LLC, a Tennessee limited liability company**

**BY:** _____
**Rick Deckbar, Chief Manager**

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 6, 2018, 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 the company, by himself as Chief Manager.

_____
Notary Public

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY