Karen Y Johnson Davidson County
Batch# 142813 DEEDWARRSP
09/19/2018 01:55:27 PM 3 pgs
Fees: $18.00 Taxes: $750.10
20180919-0092929

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $202,730.00.

Affiant

Subscribed and sworn to me ~~on~~ September 17th, 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 #31926

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-006.00 CO (Unit 1200) 164-10-0B-008.00 CO (Unit 1202) 164-10-0B-010.00 CO (Unit 1204) 164-10-0B-012.00 CO (Unit 1206) 164-10-0B-014.00 CO (Unit 1208)

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. 1200, 1202, 1204, 1206, and 1208, 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, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified 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: (i) all taxes; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

This property is also known as unimproved property known as 4330 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 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 September 17th, 2018.

Green Trails, LLC, a Tennessee limited liability company

BY: _____
Kevin Estes, Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Kevin Estes, 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 Secretary of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Secretary 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 Secretary.

Witness my hand and official seal on the 17th day of September, 2018.

_____
Notary Public

My Commission Expires: 9.13.2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY