Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153652 DEEDWARRSP
10/24/2018 08:52:02 AM 3 pgs
Fees: $18.00 Taxes: $893.42

20181024-0105208

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,465.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2018

Notary Public

My Commission Expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260
Franklin, Tennessee 37067 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Phuong Ho 2437 Solomon Lane Nashville, TN 37207	NEW OWNER	050020A12100CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Phuong Ho, unmarried,** hereinafter called Grantees, their 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. 121 on the Plan of Belle Arbor PUD Phase 4 (Formerly known as Victory Village PUD) of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc. a Virginia Corporation, by Deed dated June 18, 2018, from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20180620-0059363 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2018 have been prorated between Grantor and Grantee. Taxes and assessments for the year 2019 and subsequent years remain a lien not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20180503-0042421 Register's Office for Davidson County, Tennessee.

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112, Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements of record in Instrument No. 20171116-0117974, as corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and First Amendment to the Amended and Restated Declaration of

Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052; Instrument No. 20100903-0070291; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216 and Instrument No. 20171130-0122273 Register's Office for Davidson County, Tennessee.

e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.

f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.

h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.

i. Application for Greenbelt Assessment – Agricultural of record in Instrument No. 20140722-0065104; Instrument No. 20140722-0065105; Instrument No. 20120213-0012668 and Instrument No. 20180302-0019975 Register's Office for Davidson County, Tennessee.

j. Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.

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

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

m. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 2437 Solomon Lane, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 12th day of October, 2018.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Stephen Power, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Stephen Power, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Stephen Power, as such, Appointed Vice-President, and attesting the same corporation, by the said Stephen Power, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 12th day of October, 2018.

_____

NOTARY PUBLIC

My Commission expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY