SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 174074 **DEEDWARRSP**
12/14/2018 09:50:53 AM 3 pgs
Fees: $18.00 Taxes: $1,050.01

20181214-0121645

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,785.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2018

Notary Public

My Commission Expires: 12/6/21

(AFFIX SEAL)

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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.**
Ziad Ahmed 5112 Kensal Drive Antioch, TN 37013	Guidance Residential, LLC 11107 Sunset Hills Rs. Suite 200 Reston, VA 20190	150120B22300CO

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 **Ziad Ahmed and Medina Lalega, husband and wife,** 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. 223 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 NVR, Inc., a Virginia Corporation by deed dated September 10, 2018, from Kensal Green LLC, a Tennessee limited liability company, of record in Instrument No. 20180912-0090469, Register's Office for Davidson County, Tennessee. 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 Tennesee corporation, of record in Instrument No. 20161007-0106404, 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 the parties as of the date of closing. Taxes and assessments for the year 2019, and subsequent years, remain a lien not yet due and payable. Estimated Taxes based on improved property for 2019 are $2,242.00.

b. All matters appearing on the plan of record in Instrument No. 20180313-0023861 Register's Office for Davidson County, Tennessee.

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

d. 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.

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

f. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/ Egress and Appurtenances of record in Instrument No. 20180813-0079698, Register's Office for Davidson County, Tennessee.

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

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

i. Subject to lien for special assessment contained in DCCR's/Master Deed.

j. 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: 5112 Kensal Drive, Antioch, TN 37013

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 13 day of December, 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 13 day of December, 2018.

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NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires: 12/6/21