SPECIAL WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 182083 **DEEDWARRSP**
01/09/2019 11:21:05 AM 3 pgs
Fees: $18.00 Taxes: $570.54

20190109-0002364

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of Jan 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-2021

(AFFIX SEAL)

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 T/A Ryan Homes	SAME	181070A07800CO (Lot 78)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		181070A09500CO (Lot 95)
(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, **Green Trails, LLC,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** 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 Nos. 78 and 95 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 dated October 21, 2015 from The Principals Group, LLC, of record in Instrument No. 20151030-0110859 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County taxes and assessments for the year 2018 will be paid at closing. Taxes will be prorated between the parties as of the date of closing. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

All matters appearing on the plan of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee.

Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163 Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

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

Subject to lien for special assessments contained in the 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 9448 Kaplan Avenue, Brentwood, TN 37027 (Lot 78, Autumn View, Phase One)
9712 Katz Lane, Brentwood, TN 37027 (Lot 95, Autumn View, Phase One)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3

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.

Witness my/our hands this 7 day of Jan, 2019.

GREEN TRAILS, LLC

Rick Deckbar
Chief Manager

State of Tennessee
County of TN

Personally appeared before me, a notary public in and for the state and county aforementioned, Rick Deckbar 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 Green Trails, LLC 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 7 day of Jan, 2019.

Notary Public
My Commission Expires: 1-13-2020

ROSE AMBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 4374-18