# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 198637 **DEEDWARRSP**
02/25/2019 10:22:45 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20190225-0016666

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-22-2021

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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 | 050020B25100CO (Unit 251) |
| (NAME) | (NAME) | |
| 302 Innovation Drive, Suite 200 | | 050020B25200CO (Unit 252) |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | 050020B25300CO (Unit 253) |
| | | 050020B25400CO (Unit 254) |
| | | 050020B25500CO (Unit 255) |
| (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, **Eatherly/Ring Joint Venture, a Tennessee joint venture,** 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 Unit Nos. 251, 252, 253, 254 and 255 on the Plan of Belle Arbor Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by 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 and corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839 and amended by 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 to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture, by Deed dated October 3, 2016 from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20161011-0107687 and further conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture, by Deed from J. D. Eatherly and Justin Cutler dated June 30, 2010, of record in Instrument No. 20100709-0053862 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. 20171031-0111612 Register's Office for Davidson County, Tennessee.

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 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.

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.

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

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.

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.

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.

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.

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

Subject to lien for special assessments contained in 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 1327 Havenbrook Drive, Nashville, TN 37207 (Unit 251, Belle Arbor Townhomes)
1325 Havenbrook Drive, Nashville, TN 37207 (Unit 252, Belle Arbor Townhomes)
1323 Havenbrook Drive, Nashville, TN 37207 (Unit 253, Belle Arbor Townhomes)
1321 Havenbrook Drive, Nashville, TN 37207 (Unit 254, Belle Arbor Townhomes)
1319 Havenbrook Drive, Nashville, TN 37207 (Unit 255, Belle Arbor Townhomes)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of February, 2019.

EATHERLY/RING JOINT VENTURE, A TENNESSEE JOINT VENTURE

Tyler Ring
Co-Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Tyler Ring with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture and that he as such Co-Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Co-Manager.

WITNESS my hand and seal this 22nd day of February, 2019.

Sarah Waring
Notary Public
My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 4454-19