SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 200148 **DEEDWARRSP**
02/28/2019 09:28:28 AM 4 pgs
Fees: $23.00 Taxes: $1,183.96

20190228-0018128

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019

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.**
Jacob Cole Austin 3785 Pin Hook Road Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	164120B01200CO

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 **Jacob Cole Austin, an unmarried man,** 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. 12 on the plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, 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 from Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, dated September 28, 2018, of record in Instrument No. 20181002-0097587, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20180910-0089700 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180420-0037515 Register's Office for Davidson County, Tennessee.

d. Charter of Bright Pointe Homeowners Association, Inc., of record in Instrument No. 20180412-0034518 Register's Office for Davidson County, Tennessee.

e. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in

Instrument No. 20160520-0050859 Register's Office for Davidson County, Tennessee.

f. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20180522-0049101 and Instrument No. 20180817-0081651 Register's Office for Davidson County, Tennessee.

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

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

i. 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: 3785 Pin Hook Road, 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 26 day of February, 2019.

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 26 day of February, 2019.

_____

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires: 12/6/21

LOAN #: 1901057466

USA PATRIOT ACT INFORMATION FORM

Customer Identification Verification

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identifies every customer. When applying for a loan, applicants will be asked for their name, address, date of birth, and other information that will allow lenders to identify them. Applicants may also be asked to show their driver's license or other identifying documents.

THE FOLLOWING CUSTOMER INFORMATION MUST BE OBTAINED TO BE IN COMPLIANCE WITH THE USA PATRIOT ACT. THIS INFORMATION MUST BE RETAINED FOR FIVE YEARS AFTER THE ACCOUNT IS CLOSED.

Borrower Name: **Jacob Cole Austin** Date of Birth: **November 7, 1989**

Residential Address: **2511 West Walton Street Unit 2**
Chicago, IL 60622

Tax Identification Number (SSN): **7878**

COMPLETE A SEPARATE FORM FOR EACH BORROWER.

FORMS OF IDENTIFICATION: Only One form of Verification is Required.

First Document List -	Country/State of Origin	ID Number	Issuance Date	Expiration Date
☐ State Issued Driver License				
☐ State Issued ID Card				
☐ Military ID Card				
☐ Passport				
☐ US Alien Registration Card				
☐ Canadian Driver License				

Second Document List -	Name of Issuer on Form	ID Number	Issuance Date	Expiration Date
☐ Social Security Card	U.S. Govt			
☐ Government Issued Visa				
☐ Non-US/Canadian Driver License				
☐ Most Recent Signed Tax Returns[1]	☐ Fed ☐ State	TIN:		
☐ Property Tax Bill		APN:		
☐ Voter Registration Card				
☐ Organizational Membership Card				
☐ Bank/Investment/Loan Statements[1]				
☐ Paycheck stub with name[1]				
☐ Most Recent W-2[1]				
☐ Home/car/renter insurance papers				
☐ Recent utility bill				

[1] Do not verify identity with documents that illustrate income and/or assets if the documentation type for this loan precludes collection of such documentation.

Comments: _____

I certify that I have personally viewed and accurately recorded the information from the documents identified above, and have reasonably confirmed the identity of the Borrower.

Signature	Printed Name/Title	Date