SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 235605 DEEDWARRSP
05/29/2019 09:21:41 AM 3 pgs
Fees: $18.00 Taxes: $264.55

20190529-0050501

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $71,500.00.

Karen Johnson
Affiant

Subscribed and sworn to me on May 24th, 2019.

Sarah Waring
NOTARY PUBLIC

My commission expires: 9-22-2021

SARAH WARING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32550

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
NVR, Inc., a Virginia Corporation T/A Ryan Homes 302 Innovation Drive, Suite 200 Franklin, TN 37067	SAME	025-08-0-A-044.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Parkview Preserve Holding LP, a Delaware limited partnership, "GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., a Virginia corporation T/A Ryan Homes, "GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Final Plat Parkview Preserve, Phase 1A of record in Plat at Instrument No. 20190415-0034123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by Warranty Deed from Evelyn Banner Sutton, an individual, of record on January 25, 2018, in Instrument No. 20180125-0007940 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson and Goodlettsville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters shown on the Final Plat Parkview Preserve, Phase 1A of record as Instrument Number 20190415-0034123, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Parkview Preserve of record in Instrument Number 20190503-0041704, Register's Office for Davidson County, Tennessee.
4. Charter for Parkview Preserve Homeowners Association, Inc. of record in Instrument Number 20190418-0035627, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20180629-0062942, Register's Office for Davidson County, Tennessee.
6. All matters shown on the Plan of record in Plat Book 547, Page 46, Register's Office for Davidson County, Tennessee.
7. All matters shown on the Plan of record as Instrument Number 20130110-0003257, Register's Office of Davidson County, Tennessee.
8. Right of Way Easements of record in Book 2014, Page 308, Book 3164, Page 487, Register's Office for Davidson County, Tennessee.
9. Agreement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.
11. Easement to Metro of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.
12. Ingress/Egress Easement to the City of Goodlettsville of record in Instrument Number 20130118-0006195, Register's Office for Davidson County, Tennessee.
13. The flow of any creeks, streams, or branches across subject property.
14. The rights of others in and to the common areas and/or elements.
15. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.

This property is **unimproved** property known as Lot No. 44, Wicklow Drive in the City of Goodlettsville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON PAGE 2]

WITNESS my hand on May 24, 2019.

Parkview Preserve Holding LP, a Delaware limited partnership

BY: _____

Jeremy H. Cherry
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy H. Cherry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of Parkview Preserve Holding LP, a Delaware limited partnership, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself in his capacity as said Authorized Representative.

Witness my hand this 24th day of May, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY