Karen Johnson Davidson County
Batch# 257874 DEEDWARRSP
07/17/2019 09:15:01 AM 3 pgs
Fees: $18.00 Taxes: $895.35
20190717-0069757

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,985.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2019

Notary Public

My Commission Expires: 4/10/23

(AFFIX SEAL)

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON 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.
Cody Alan Broadwater and Jamie Ruth Broadwater 4316 Summercrest Blvd. Unit 702 Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	164050A00200CO

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 **Cody Alan Broadwater and Jamie Ruth Broadwater, 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 Unit No. 702 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated March 18, 2019, of record in Instrument No. 20190319-0024790, 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 shown on the Site Plan attached as Exhibit 2 to the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a

Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181220-0123931, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, as amended by the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931, Register's Office for Davidson County, Tennessee.

d. Charter for Summer Glen Townhomes Owner's Association, Inc. of record in Instrument No. 20180116-0004507, Register's Office for Davidson County, Tennessee.

e. By-Laws for Summer Glen Townhomes Owner's Association, Inc., attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.

f. Sewer Easements of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.

g. Public Utilities Easement of record in Instrument No. 20020828-0104004, Register's Office for Davidson County, Tennessee.

h. Maintenance obligations with respect to the common areas of Summerfield of record in Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee.

i. Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, Register's Office for Davidson County, Tennessee.

j. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170530-0053248, Register's Office for Davidson County, Tennessee.

k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988, Register's Office for Davidson County, Tennessee.

l. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

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

o. 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: 4316 Summercrest Blvd., Unit 702, 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 16th day of July, 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 16th day of July, 2019.

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____

NOTARY PUBLIC

My Commission expires: 4/6/23