# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 271370 DEEDWARRSP
08/14/2019 10:06:57 AM 3 pgs
Fees: $18.00 Taxes: $588.30

20190814-0081124

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 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 | 181030A38300CO (Lot 535) |
| (NAME) | (NAME) | |
| 302 Innovation Drive, Suite 200 | | 181030A38400CO (Lot 536) |
| (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., a Tennessee limited liability company,** 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. 535 and 536, on the Final Plat, Subdivision of Indian Creek, Phase 4, Section 2A, of record in Instrument No. 20190521-0047862, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Green Trails, LLC., a Tennessee limited liability company, by Special Warranty Deed from SAF Properties, LLC, a Tennessee limited liability company, dated January 15, 2016, of record in Instrument No. 20160119-0005439, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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. 20190521-0047862, Register's Office for Davidson

County, Tennessee.

Declaration of Covenants Conditions and Restrictions of record in Book 10752, page 553, as amended in Book 11708, page 575; Instrument No. 200007270074152; Instrument No. 20030509-0062505; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Instrument No. 20070606-0067790; Instrument No. 20070606-0067791; Instrument No. 20140403-0027632; Instrument No. 20160809-0082902 and Instrument No. 20190807-0078436 Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11033, page 509, Register's Office for Davidson County, Tennessee.

Charter of Indian Creek Homeowner's Association Inc., of record in Book 11031, page 79, Register's Office for Davidson County, Tennessee.

Deed conveying Open Space to Indian Creek Homeowner's Association Inc., of record in Instrument No. 20160809-0082905, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20041025-0128024 and Instrument No. 20060526-0062237, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20161024-0112199, Register's Office for Davidson County, Tennessee.

Easement for the flow of the waters of any creeks or streams and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of any creeks or streams, free from diminution or pollution.

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 474 Chinook Dr., Antioch, TN 37013 (Lot 535, Indian Creek, Phase 4, Section 2A)
471 Chinook Dr., Antioch, TN 37013 (Lot 536, Indian Creek, Phase 4, Section 2A)

(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 12th day of August, 2019.

GREEN TRAILS, LLC., A TENNESSEE LIMITED LIABILITY COMPANY

Rick Deckbar
Chief Manager

State of Tennessee
County of Williamson

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., a Tennessee limited liability company 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 12th day of August, 2019.

Notary Public
My Commission Expires: 9-28-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 4974-19