SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,730.00.

Affiant

Subscribed and sworn to me on September 13th, 2019.

NOTARY PUBLIC

My commission expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 287347 DEEDWARRSP
09/18/2019 09:06:26 AM 3 pgs
Fees: $18.00 Taxes: $1,889.70

20190918-0094497

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32924

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	025080A06500CO (Lot 65) 025080A06600CO (Lot 66) 025080A06700CO (Lot 67) 025080A06800CO (Lot 68) 025080A18900CO (Lot 189) 025080A19000CO (Lot 190) 025080A19100CO (Lot 191) 025080A19200CO (Lot 192) 025080A19300CO (Lot 193)

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 Nos. 65, 66, 67, 68, 189, 190, 191, 192, and 193, 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: (i) Warranty Deed from Evelyn Banner Sutton, an individual, of record in Instrument No. 20180125-0007940, said Register's Office; and (ii) Quitclaim Deed from Evelyn Banner Sutton to Parkview Preserve Holding LP, a Delaware limited partnership, of record in Instrument No. 20180125-0007943, 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. All matters as set forth per boundary plats of record in Plat Book 547, page 46 and Instrument No. 20130110-0003257, Register's Office of Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704, Register's Office of Davidson County, Tennessee.
5. Charter of Parkview Preserve Homeowner's Association, Inc., of record in Instrument No. 20190418-0035627, Register's Office of Davidson County, Tennessee.
6. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office of Davidson County, Tennessee.
7. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
8. Right of Way Easement of record in Book 2014, page 308 and Book 3164, page 487, Register's Office of Davidson County, Tennessee.
9. Easement of record in Book 3255, page 507, Register's Office of Davidson County, Tennessee.
10. Easement of record in Book 6113, page 624, Register's Office of Davidson County, Tennessee.
11. Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office of Davidson County, Tennessee.
12. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, page 443, Register's Office of Davidson County, Tennessee.
13. The flow of any creeks, streams, or branches across subject property.
14. Right of others in and to common areas/elements.
15. Any lien for special assessments contained in DCCR's/Master Deed.
16. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is **unimproved** property known as 239 South Downs Circle (Lot 65), 243 South Downs Circle (Lot 66), 247 South Downs Circle (Lot 67), 251 South Downs Circle (Lot 68), 255 Dartmoor Place (Lot 189), 259 Dartmoor Place (Lot 190), 263 Dartmoor Place (Lot 191), 267 Dartmoor Place (Lot 192), and 271 Dartmoor Place (Lot 193), in the City of Goodlettsville, Davidson County, TN 37072.

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 3]

WITNESS my hand on September 13, 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 13th day of September, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY