Karen Johnson Davidson County
Batch# 307278 DEEDWARRSP
10/29/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.50
20191029-0110549

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,865.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2019

Notary Public

My Commission Expires: 10/26/23

(AFFIX SEAL)

LENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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.
Reda Abdelmalek and Sana Gerges 3777 Pin Hook Road Antioch, TN 37013	NVR Mortgage 555 Southpointe Blvd. Suite #300 Canonsburg, PA 15317	164120B07700CO

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 **Reda Abdelmalek and Sana Gerges, 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 Lot No. 77 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 T/A Ryan Homes, by Deed from Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, dated July 8, 2019, of record in Instrument No. 20190709-0066737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

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: 3777 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 25 day of October, 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 25 day of October, 2019.

Elizabeth Bell

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires: 12/6/21

Certificate of Authenticity

I, Venikka Branch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021