Karen Johnson Davidson County
Batch# 325841 DEEDWARRSP
12/06/2019 09:44:11 AM 3 pgs
Fees: $18.00 Taxes: $1,504.98
20191206-0125996

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,750.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019

_____
Notary Public

My Commission Expires: 11/14/21

(AFFIX SEAL)

K. THOMAS SIDWELL 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.
Roslyn Renee Holbrook and Kenny Holbrook 474 Chinook Dr. Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	181030A38300CO

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 **Roslyn Renee Holbrook and Kenny Holbrook, wife and husband,** 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. 535, 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 NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Green Trails, LLC., a Tennessee limited liability company, dated August 12, 2019, of record in Instrument No. 20190814-0081124, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2019 have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2020, and subsequent years, which are not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20190521-0047862, Register's Office for Davidson County, Tennessee.

c. 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.

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

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

f. 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.

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

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

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

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

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

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

m. 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: 474 Chinook Dr., 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 5th day of December, 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 5th day of December, 2019.

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NOTARY PUBLIC

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires: 11/14/21