SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 330693 DEEDWARRSP
12/17/2019 08:23:06 AM 3 pgs
Fees: $18.00 Taxes: $1,034.30

20191217-0129820

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,541.00

Lori Buie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2019

Gina Dunning
Notary Public

My Commission Expires: 8/21/23
(AFFIX SEAL)

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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.
James M. Weiss and Charlotte F. Weiss 242 South Downs Circle Goodlettsville, TN 37072	Same as New Owner	025080A04700CO

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 **James M. Weiss and Charlotte F. Weiss, 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. 47 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description,

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Parkview Preserve Holding LP, a Delaware limited partnership, dated June 25, 2019, of record in Instrument No. 20190701-0063335, having been corrected by Scrivener's Affidavit of record in Instrument No. 20190719-0071006 and Scrivener's Affidavit of record in Instrument No. 20191015-0105472 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2020, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20190415-0034123 Register's Office for Davidson County, Tennessee.

c. All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704

Register's Office for Davidson County, Tennessee.

e. Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

f. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

g. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

h. Right of Way Easement of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

i. Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

j. Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

k. Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

l. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

m. Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.

n. The flow of any creeks, streams or branches across subject property.

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

p. Subject to lien for special assessment contained in DCCR's/Master Deed.

q. 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: 242 South Downs Circle, Goodlettsville, 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 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 9 day of December, 2019.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Jon Cherry, 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 Jon Cherry, 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 Jon Cherry, as such, Appointed Vice-President, and attesting the same corporation, by the said Jon Cherry, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 9 day of December, 2019.

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NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission expires: 12/6/21