# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 344817 DEEDWARRSP
01/17/2020 09:22:27 AM 3 pgs
Fees: $18.00 Taxes: $483.57

20200117-0006260

State of Tennessee.
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,694.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 2020.

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 | 164050A03500CO (Unit 821) |
| (NAME) | (NAME) | |
| 302 Innovation Drive, Suite 200 | | 164050A03700CO (Unit 823) |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | 164050A03900CO (Unit 825) |
| | | |
| | | |
| (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 Unit Nos. 821, 823 and 825 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being part of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Deed dated December 27, 2016, from Benefield & Parks, LLC, a Tennessee limited liability company, of record in

Instrument No. 20161229-0136916, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County taxes and assessments for the year 2019 will be paid at closing. Said taxes have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2020, and subsequent years, remain a lien not yet due and payable.

All matters shown on the Site Plan attached as Exhibit 2 to the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee.

Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, as amended by the First Supplement The Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and further amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee.

Charter for Summer Glen Townhomes Owner's Association, Inc. of record in Instrument No. 20180116-0004507, Register's Office for Davidson County, Tennessee.

By-Laws for Summer Glen Townhomes Owner's Association, Inc., attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee.

Sewer Easements of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.

Public Utilities Easement of record in Instrument No. 20020828-0104004, Register's Office for Davidson County, Tennessee.

Maintenance obligations with respect to the common areas of Summerfield of record in Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee.

Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170530-0053248, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

Subject to lien for special assessments contained in 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 4316 Summercrest Blvd., Unit 821, Antioch, TN 37013 (Unit 821, Summer Glen Townhomes, Phase 2)
4316 Summercrest Blvd., Unit 823, Antioch, TN 37013 (Unit 823, Summer Glen Townhomes, Phase 2)
4316 Summercrest Blvd., Unit 825, Antioch, TN 37013 (Unit 825, Summer Glen Townhomes, Phase 2)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16th day of January, 2020

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 16th day of January, 2020.

Notary Public
My Commission Expires: 9-22-2021

File No.: 5399-19

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY