SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 346118 DEEDWARRSP
01/22/2020 09:05:21 AM 2 pgs
Fees: $13.00 Taxes: $4,477.00

20200122-0007705

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KVR Homes, LLC	Same as new owner	P/O 182 00 0 223.00
(NAME)	(NAME)	
6000 Poplar Ave #250		
(ADDRESS)	(ADDRESS)	
Memphis TN 38119		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meritage Homes of Tennessee, Inc., an Arizona corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **KVR Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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. 23-33, Lot 139 and Units 34-44, Lot 158, of the TOWNHOMES OF CLOVER GLEN, PHASE 1B, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, CLOVER GLEN, PHASE 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed dated 02/15/2018 from OHB Land LLC, a Tennessee limited liability company of record in Instrument 201802160015337, Register's Office for Davidson County, Tennessee.

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 Units 23-33, Townhomes of Clover Glen, Phase 1B (Lot 139) and Units 34-44, Townhomes of Clover Glen, Phase 1B (Lot 158), Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-46059
SMG TN Special Warranty Deed

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or 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 successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 14th day of January, 2020.

MERITAGE HOMES OF TENNESSEE, INC., AN ARIZONA CORPORATION

Jerry Tomberlin, Vice President of Finance

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerry Tomberlin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of Finance of Meritage Homes of Tennessee, Inc., an Arizona corporation and that he as such Vice President of Finance executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Vice President of Finance.

WITNESS my hand and seal this 14th day of January, 2020.

Notary Public
My Commission Expires: 7.3.23

LISA J. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075