Karen Johnson Davidson County
Batch# 347828 DEEDWARRSP
01/23/2020 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $4,088.50
20200123-0008595

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $1,105,000.00

Wagih Sonbol
AFFIANT

NOTARY PUBLIC

My Commission Expires: 5/11/24.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

| Address New Owners As Follows: | Send Tax Bills To: | Map Parcel No: |
|---|---|---|
| Century Communities of TENNESSEE, LLC<br>2630 Elm Hill Pike, Suite 110<br>Nashville, TN 37214 | SAME | see list below |

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 consideration, the receipt of which is hereby acknowledged, **Wagih Roshdy Yassa Sonbol,** ("Grantor") does hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

**Being lots lying and being in Davidson County, Tennessee, being identified and depicted as Lots 97, 100, 103-109 (inclusive), 115, 116, 117, 121, 122, 123, 124, 125 on the Plan of Phase Ten, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.**

**Being part of the same property conveyed to Wagih Roshdy Yassa Sonbol by deed from Danco Property Investment LLC recorded December 4, 2015, as Instrument No. 20151204-0122188 in the Davidson County, Tennessee Register of Deeds.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CENTURY COMMUNITIES OF TENNESSEE,**

**LLC**, its successors and assigns, forever.

AND **Wagih Roshdy Yassa Sonbol**, does covenant that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years' taxes which are being prorated and will be paid by Grantee, (ii) Subject to all matters shown on the Plan of record in Instrument No. 20070103-0001061, Register's Office for Nashville, Davidson County, Tennessee, (iii) Roadway easement agreement of record in Plan Book 3, Page 26, in the Chancery Court at Nashville, Davidson County, Tennessee, (iv) Declaration of Restrictive Covenants for Cambridge Forest Phase III of record in Instrument No. 20020221-0022797, amended in Instrument No. 20061025-0132073, Instrument No. 20061208-0152145, Instrument No. 20070409-0041417, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463 and Instrument No. 20130225-0018348, all in said Register's Office, (v) Storm water detention agreement of record in Book 7632, Page 962 and Book 10805, Page 497, in said Register's Office, (vi) Sewer & drainage easements of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, in said Register's Office, (vii) Easement for right of way in Book 1147, Page 148, in said Register's Office, (viii) Easement for telephone line of record in Book 1207, page 529, said Register's Office, and (ix) Development obligations contained in Instrument No. 20151204-0122188, said Register's Office.

AND **Wagih Roshdy Yassa Sonbol** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

The subject property has never served as the principal residence of Grantor.
This is unimproved property generally known as follows:

1. Map & Parcel: 149 15 0A 389.00, 3061 BROMLEY WAY, Antioch, TN 37013.
2. Map & Parcel: 149 15 0A 392.00, 3073 BROMLEY WAY, Antioch, TN 37013.
3. Map & Parcel: 149 15 0A 395.00, 3105 BROMLEY WAY, Antioch, TN 37013.
4. Map & Parcel: 149 15 0A 399.00, 3305 WELLENSTEIN WAY, Antioch, TN 37013.
5. Map & Parcel: 149 15 0A 400.00, 3309 WELLENSTEIN WAY, Antioch, TN 37013.
6. Map & Parcel: 149 15 0A 407.00, 3329 WELLENSTEIN WAY, Antioch, TN 37013.
7. Map & Parcel: 149 15 0A 408.00, 3332 WELLENSTEIN WAY, Antioch, TN 37013.
8. Map & Parcel: 149 15 0A 415.00, 3056 BROMLEY WAY, Antioch, TN 37013.
9. Map & Parcel: 149 15 0A 417.00, 3048 BROMLEY WAY, Antioch, TN 37013.
10. Map & Parcel: 149 15 0A 396.00, 3109 BROMLEY WAY, Antioch, TN 37013.
11. Map & Parcel: 149 15 0A 414.00, 3308 WELLENSTEIN, Antioch, TN 37013.
12. Map & Parcel: 149 15 0A 398.00, 3301 WELLENSTEIN WAY, Antioch, TN 37013.
13. Map & Parcel: 149 15 0A 413.00, 3312 WELLENSTEIN WAY, Antioch, TN 37013.
14. Map & Parcel: 149 15 0A 397.00, 3113 BROMLEY WAY, Antioch, TN 37013.
15. Map & Parcel: 149 15 0A 401.00, 3313 WELLENSTEIN WAY, Antioch, TN 37013.
16. Map & Parcel: 149 15 0A 409.00, 3328 WELLENSTEIN WAY, Antioch, TN 37013.
17. Map & Parcel: 149 15 0A 416.00, 3052 BROMLEY WAY, Antioch, TN 37013.

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of January, 2020.

Wagih Sonbol

**Wagih Roshdy Yassa Sonbol**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared **Wagih Roshdy Yassa Sonbol**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), the within named bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of January, 2020.

Notary Public

My Commission Expires: 10/11/21.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, Hugh W. Entrekin , 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, Shamece Bond . a notary public for this county and state, Hugh W. Entrekin, 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: 05/02/2022
Notary' Seal (if on paper)

