Karen Johnson Davidson County
Batch# 357690 DEEDWARRSP
02/13/2020 09:06:11 AM 3 pgs
Fees: $18.00 Taxes: $1,141.41
20200213-0016507

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,490.00

Raoul E. James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020

Lauren Griffin
Notary Public

My Commission Expires: 12-2-23

(AFFIX SEAL)

LAUREN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Comm. Expires 12/2/2023

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.
Raoul E. James, Lynette L. James, and Beulah Bruce 1332 Tree House Dr. Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	164120B05400CO

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 **Raoul E. James, Lynette L. James, husband and wife, and Beulah Bruce, unmarried, tenants in common with right of survivorship,** 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. 54 on the plan of Bright Pointe SP Subdivision, Phase 1B, of record in Instrument No. 20190523-0048895, Register's Office for Davidson County, Tennessee, to which plan 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 Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, dated August 21, 2019, of record in Instrument No. 20190827-0086088, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. 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. 20190523-0048895 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180420-0037515 Register's Office for Davidson County, Tennessee.

d. Charter of Bright Pointe Homeowners Association, Inc., of record in Instrument No. 20180412-0034518 Register's Office for Davidson County, Tennessee.

e. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160520-0050859 Register's Office for Davidson County, Tennessee.

f. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20180522-0049101 and Instrument No. 20180817-0081651 Register's Office for Davidson County, Tennessee.

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

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

i. 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: 1332 Tree House 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 12th day of February, 2020.

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 12th day of February, 2020.

_____

NOTARY PUBLIC

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/2/2023

My Commission expires: 12-2-23