THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

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Atlanta, GA 30338

File No. NCS-829032-C-NAS

Karen Johnson Davidson County
Batch# 358836 DEEDWARRSP
02/14/2020 02:55:30 PM 6 pgs
Fees: $33.00 Taxes: $1,678.74
20200214-0017362

SPECIAL WARRANTY DEED

Address of New Owner(s):	**SEND NEW TAX BILLS TO:**	**Map-Parcel Numbers:**
Beazer Homes, LLC 501 Corporate Center Dr. Suite 180 Two Meridian Building Franklin, TN 37067	Same as New Owner(s)	Part of Map 172, Parcels 114.00 and 267.00

FROM: DRP TN 1, LLC, a Delaware limited liability company, Grantor

TO: BEAZER HOMES, LLC, a Delaware limited company, Grantee

FOR AND IN CONSIDERATION of the sum **of Four Hundred Fifty-Three Thousand Seven Hundred Fourteen and 57/100 Dollars ($453,714.57)**, the receipt and sufficiency of which are hereby acknowledged, **DRP TN 1, LLC, a Delaware limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BEAZER HOMES, LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

THIS IS UNIMPROVED PROPERTY more commonly known as 3156, 3184 and 3183 Charles Park Drive, Nashville, TN (Lots 14, 26 and 33).

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject.

[REMAINDER OF PAGE BLANK – SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND as of the 7th day of February, 2020.

GRANTOR:

DRP TN 1, LLC, a Delaware limited liability company

By: DW General Partner, LLC, a Delaware limited liability company,
its Manager

By: Houdin Honarvar

Print Name: Houdin Honarvar

Its: Authorized Signatory

STATE OF New York)

COUNTY OF New York)

Before me, Ashley Berg, a Notary Public of said County and State, personally appeared Houdin Honarvar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, which is the manager of DRP TN 1, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such Authorized Signatory of the company, executed the foregoing instrument for the purposes therein contained, by signing the name of the company in its capacity as manager of the within named bargainor, and on its behalf, by his/herself as Authorized Signatory of the company.

Witness my hand and seal, at Office in New York City, this 6th day of February, 2020.

Ashley Berg

Notary Public

ASHLEY K. BERG
Notary Public, State of New York
Reg. No. 01BE6231469
Qualified in New York County
Commission Expires 11/29/2022

My Commission Expires: 11/29/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Fifty-Three Thousand Seven Hundred Fourteen and 57/100 Dollars ($453,714.57).

Affiant

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned does hereby swear or affirm that the actual consideration of this transfer, or value of the property transferred, whichever is greater, is $453,714.57, which the property transferred would command at a fair and voluntary sale.

Claire Bube
Affiant

SUBSCRIBED AND SWORN TO before me this 14th day of February, 2020.



Melissa Ann Foster
Notary Public
My Commission Expires: 10/2/2023

EXHIBIT A - SPECIAL WARRANTY DEED

Property Description

BEING LOTS 14, 26, AND 33 ON THE FINAL SUBDIVISION PLAT OF CAMERON PARK, OF RECORD IN INSTRUMENT NO. 202001020000105, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOTS.

BEING PART OF THE SAME PROPERTY CONVEYED TO DRP TN I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM MARY FRANCES HYMAN, TRUSTEE, OF RECORD IN INSTRUMENT NO. 201902280018455, AND FROM EDMONDSON LANDCO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 201903040019427, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B - SPECIAL WARRANTY DEED

Encumbrances

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

2. All matters shown on plat(s) of record in Instrument No. 202001020000105, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Declaration of Restrictive Covenants for Cameron Park by DRP TN 1, LLC, a Delaware limited liability company, and Beazer Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 202001300011250, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Memorandum of Option Agreement by and between DRP TN 1, LLC, a Delaware limited liability company, and Beazer Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 201902280018456, in the Register's Office of Davidson County, Tennessee.

5. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems by DRP TN 1, LLC, of record in Instrument No. 201906110056167, in the Register's Office of Davidson County, Tennessee.

6. Terms and provisions of Quitclaim Deed to Cameron Park Homeowners Association, Inc. for common area of record in Instrument No. 202001300011249, in the Register's Office of Davidson County, Tennessee.

7. Rights of the public over and across the rights of way of Edmondson Pike and Mt. Pisgah Road as they pass through the property; Edmondson Pike and Mt. Pisgah Road are public rights of way, although there are no dedicated easements.

8. That portion of the land embraced within the bounds of any public road or thoroughfare.

True Copy Certification

I, Jay H. Smith, 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, Melissa Shields Brown, a notary public for this county and state, Jay H. Smith 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: 3/3/2020

Notary Seal:

