Karen Johnson Davidson County
Batch# 402856 DEEDWARRSP
05/19/2020 03:45:30 PM 7 pgs
Fees: $38.00 Taxes: $2,807.55
20200519-0052137

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:

Andrew Worrell, Esq.
The Worrell Firm LLC
1050 Crown Pointe Pkwy., Suite 840
Atlanta, GA 30338

File No. NCS-829032-F-NAS

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)	Lot 5: 172090B00500CO; Lot 11: 172090B01100CO; Lot 22: 172090B02200CO; Lot 28: 172090B02800CO; Lot 30: 172090B03000CO; and Lot 35: 172090B03500CO.

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 **Seven Hundred Fifty-Eight Thousand Seven Hundred Ninety-Eight and 48/100 Dollars ($758,798.48)**, 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 3408 Mustang Drive, 3139 Charles Park Drive, 3509 Farrier Drive, 3197 Charles Park Drive, 3185 Charles Park Drive, and 3175 Charles Park Drive, Nashville, TN (Lots 5, 11, 22, 28, 30 and 35, respectively).

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 15th day of May, 2020.

GRANTOR:

DRP TN 1, LLC, a Delaware limited liability company

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

By: _____

Print Name: Ryan Mott

Its: Authorized Signatory

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, Nathan Holt, a Notary Public of said County and State, personally appeared Ryan Mott, 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 _____ 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 _____ of the company.

Witness my hand and seal, at Office in Phoenix, AZ, this 11th day of May, 2020.

Nathan Holt
Notary Public

My Commission Expires: 10/30/22

[REMAINDER OF PAGE BLANK – AFFIDAVIT OF CONSIDERATION FOLLOWS]

NATHAN HOLT
Notary Public - Arizona
Maricopa County
My Commission Expires
October 30, 2022

STATE OF ARIZONA)
COUNTY OF MARICOPA)

The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Fifty-Eight Thousand Seven Hundred Ninety-Eight and 48/100 Dollars ($758,798.48).

Affiant

SUBSCRIBED AND SWORN TO before me, this 11th day of May, 2020.

Notary Public

My Commission Expires: 10/30/22

NATHAN HOLT
Notary Public - Arizona
Maricopa County
My Commission Expires
October 30, 2022

EXHIBIT A
SPECIAL WARRANTY DEED

Property Description

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

BEING LOTS 5, 11, 22, 28, 30, AND 35 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 PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOTS.

BEING PART OF THE SAME PROPERTY CONVEYED TO DRP TN 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEEDS FROM MARY FRANCES HYMAN, TRUSTEE OF A CERTAIN REVOCABLE TRUST CREATED BY INSTRUMENT DATED APRIL 28, 1992,AND MARY FRANCES HYMAN, TRUSTEE OF THE HYMAN FAMILY TRUST, 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 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 and Beazer Homes, LLC, of record in 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 and Beazer Homes, LLC, of record in 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 201906110056167, in the Register's Office of Davidson County, Tennessee.

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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, 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: 6/21/2021

Notary Seal:

