SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 465326 **DEEDWARRSP**
08/27/2020 09:43:20 AM 3 pgs
Fees: $18.00 Taxes: $1,211.21

20200827-0097139

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,354.60

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-22-2021

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation T/A Ryan Homes	SAME	025080A17100CO (Lot 171)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		025080A17200CO (Lot 172)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		025080A17300CO (Lot 173)
		025080A17400CO (Lot 174)
		025080A17500CO (Lot 175) 025080A17600CO (Lot 176)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Parkview Preserve Holding LP, a Delaware limited partnership,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the GRANTEE(S), its 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 Nos. 171, 172, 173, 174, 175 and 176 on the Final Plat, Parkview Preserve, Phase 1B, of record in Instrument No. 20190702-0064469, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by Special Warranty Deed from Evelyn Banner Sutton, an individual, dated January 24, 2018, of record in Instrument No. 20180125-0007940, Register's Office for Davidson County, Tennessee, and further conveyed to Parkview Preserve Holding LP, a Delaware limited partnership, by Quitclaim Deed from Evelyn Banner Sutton, dated January 24, 2018, of record in Instrument No. 20180125-0007943, Register's Office for Davidson County,

Tennessee.

This conveyance is made subject to:

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

All matters appearing on the plan of record in Instrument No. 20190702-0064469 Register's Office for Davidson County, Tennessee.

All matters as set forth per boundary plats of record in Plat Book 547, Page 46 and Instrument No. 20130110-0003257, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190503-0041704, amended by First Amendment to the Declaration of Covenants, Conditions and Restrictions for Parkview Preserve of record in Instrument No. 20200108-0002728, and supplemented by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Parkview Preserve (Annexing Phase 1B and Phase 2 Property) of record in Instrument No. 20200706-0072345, Register's Office for Davidson County, Tennessee.

Charter of Parkview Preserve Homeowners Association, Inc. of record in Instrument No. 20190418-0035627, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20180629-0062942, Register's Office for Davidson County, Tennessee.

Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for Davidson County, Tennessee.

Easement of record in Book 3255, Page 507, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6113, Page 624, Register's Office for Davidson County, Tennessee.

Ingress-Egress Easement of record in Instrument No. 20130118-0006195, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, Page 443, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the survey dated November 30, 2017, prepared by Ragan-Smith Associates, Inc., by John T. Darnall, TN R.L.S. No. 1571, Job No. 17163.

The flow of any creeks, streams, or branches across subject property.

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

Subject to lien for special assessment contained in DCCR's/Master Deed.

All other easements and restrictions of record.

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 500 Killarney Park, Goodlettsville, TN 37072 (Lot 171, Parkview Preserve, Phase 1B)
496 Killarney Park, Goodlettsville, TN 37072 (Lot 172, Parkview Preserve, Phase 1B)
492 Killarney Park, Goodlettsville, TN 37072 (Lot 173, Parkview Preserve, Phase 1B)
488 Killarney Park, Goodlettsville, TN 37072 (Lot 174, Parkview Preserve, Phase 1B)
484 Killarney Park, Goodlettsville, TN 37072 (Lot 175, Parkview Preserve, Phase 1B)
480 Killarney Park, Goodlettsville, TN 37072 (Lot 176, Parkview Preserve, Phase 1B)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hands this 25th day of August, 2020.

PARKVIEW PRESERVE HOLDING LP, A DELAWARE LIMITED PARTNERSHIP

Lauren Griffin
Authorized Representative

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Lauren Griffin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Authorized Representative of Parkview Preserve Holding LP, a Delaware limited partnership and that she as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Authorized Representative.

WITNESS my hand and seal this 25th day of August, 2020

Notary Public
My Commission Expires: 9-22-2021

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 6173-20