33741-3 Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 488478 DEEDWARRSP
10/02/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,140.07
20201002-0114212

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$308,125.00~~ $308,125.00

Affiant

Subscribed and sworn to before me, this the **30th** day of **September, 2020.**

Notary Public

My commission expires: 7.5.2024

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jessica G. Rich	**Inspire Home Loans, Inc. ISAOA/ATIMA**	**149150A38900CO**
3061 Bromley Way	**4695 MacArthur Court, Suite 350**	
Antioch, TN 37013	**Newport Beach, CA 92660**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Century Communities of Tennessee LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica G. Rich, an unmarried woman

HEREINAFTER CALLED THE 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. 97 on the Plan of Cambridge Forest, Phase Ten, a Planned Unit Development, of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated January 16, 2020, from Wagih Roshdy Yassa Sonbol, of record in Instrument No. 20200123-0008595, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Wagih Roshdy Yassa Sonbol, by Deed dated December 1, 2015, from Danco Property Investment LLC, of record in Instrument No. 20151204-0122188, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1. **If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et seq.**

2. **The Plan of record as shown in Instrument No. 20070103-0001061, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

3. **Declaration of Covenants, Conditions and Restrictions for Cambridge Forest, Phase III, of record in Instrument No. 20020221-0022797, and amended in Instrument No. 20061025-0132073 and made applicable to Phase Ten in Instrument No. 20061208-0152145 and further amended in Instrument No. 20100224-0014180, in Instrument No. 20110919-0072463, and in Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee.**

4. **By-Laws of Cambridge Forest II Homeowners Association, Inc, of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee.**

5. **Charter of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, said Register's Office.**

6. **Conveyance of Common Area to Cambridge Forest II Homeowners Association, Inc, of record in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee.**

7. **Agreement for a road right-of-way of record in Book 1147, Page 148, said Register's Office.**

8. **Telephone Line Easement of record in Book 1207, Page 529, said Register's Office.**

9. **Roadway Easement of record in Chancery Court Plan Book 3, Page 26, said Register's Office.**

10. **Sanitary Sewer and/or Storm Drainage Easements of record in Book 6881, Page 320, in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee.**

11. **Easement for sewer purposes as stated in the Deed of record in Book 8795, Page 158, said Register's Office.**

12. **Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office.**

13. **Agreement regarding the development of sidewalks as stated in the Deed of record in Instrument No. 20151204-0122188, said Register's Office.**

14. **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **3061 Bromley Way, 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 GRANTEE, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **30th** day of **September, 2020.**

Century Communities of Tennessee, LLC, a Delaware limited liability company

By: UCP, LLC, a Delaware limited liability company, as sole Member

By: _____
John Hennebery, Division President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John Hennebery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Division President** of UCP, LLC, a Delaware limited liability company (the "UCP"), and who further acknowledged the UCP to be the sole Member of BMCH Tennessee, LLC, the within named bargainor, a Delaware limited liability company, and that he as such **Division President**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the UCP by himself as such **Division President**, said UCP signing as sole Member.

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **September, 2020.**

Kelly Stenberg
Notary Public

KELLY STENBERG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

My Commission Expires: 3·8·22

Certificate of Authenticity

I, Venikkia Branch, 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, Car. Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21