SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 489803 **DEEDWARRSP**
10/06/2020 09:29:37 AM 3 pgs
Fees: $18.00 Taxes: $503.57

20201006-0115443

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 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	164120B02000CO (Lot 20)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		164120B06100CO (Lot 61)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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, **Bright Pointe Partners, LLC, a Tennessee Limited Liability Company,** 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:

TRACT 1:

Land in Davidson County Tennessee, being Lot No. 20 on the plan of Bright Pointe SP Subdivision, Phase 1A, of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT 2:

Land in Davidson County Tennessee, being Lot No. 61 on the plan of Bright Pointe SP Subdivision, Phase Two, of record in Instrument No. 20191108-0115506, 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 Bright Pointe Partners, LLC, a Tennessee Limited Liability Company, by Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership, dated June 19, 2017, of record in Instrument No. 20170621-0062570 and further conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Deed from Bright Pointe, LLC, a Tennessee limited liability company, dated April 13, 2017, of record in Instrument No. 20170417-0037034, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2020 have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2021, and subsequent years, remain a lien not yet due and payable.

All matters appearing on the plan of record in Instrument No. 20180910-0089700, Register's Office for Davidson County, Tennessee. (As to Tract 1)

All matters appearing on the plan of record in Instrument No. 20191108-0115506, Register's Office for Davidson County, Tennessee. (As to Tract 2)

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180420-0037515, having been amended by that First Supplement to the Declaration of Covenants, Conditions and Restrictions for Bright Pointe (Annexing Phase Two Property) of record in Instrument No. 20191120-0119581, Register's Office for Davidson County, Tennessee.

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

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

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.

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

Subject to lien for special assessments contained in the 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 1227 Summer Shade Dr., Antioch, TN 37013 (Lot 20, Bright Pointe, Phase 1A)
TBD TBD, Antioch, TN 37013 (Lot 61, Bright Pointe, Phase Two)
(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 30 day of September, 2020.

BRIGHT POINTE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

David McGowan
Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, David McGowan with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Bright Pointe Partners, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 30 day of September 2020

Notary Public
My Commission Expires: 7-9-22

KIM NIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

File No.: 6312-20