Karen Johnson Davidson County
Batch# 501868 DEEDWARR
10/27/2020 08:55:47 AM 3 pgs
Fees: $18.00 Taxes: $909.81
20201027-0124204

GENERAL WARRANTY DEED

This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Victoria Thomas **2310 Countess Alley** **Nashville, TN 37207**	**Synovus Bank** **800 Shades Creek Parkway, MS 101** **Birmingham, AL 35209**	**050-00-0-164.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$245,895.00**

Affiant

Sworn to and subscribed before me this 23rd day of October, 2020.

Notary Public
My commission expires: 12/6/21

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Victoria Thomas, an unmarried woman** (the "Grantee"), her successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, being Unit 318, as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener' s Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements

Being a portion of the same property conveyed to SDH Nashville LLC, a Georgia limited liability company, by Special Warranty Deed from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20191205-0125680, Register's Office for Davidson County, Tennessee, dated December 4, 2019, and recorded on December 5, 2019.

This is improved property known as **2310 Countess Alley, Nashville, TN 37207**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 23rd day of October, 2020.

GRANTOR:

SDH NASHVILLE LLC, a Georgia limited liability company

By: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the President of SDH Nashville LLC, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Andrew T. Pfeifer, as President.

Witness my hand, at office, this 23rd day of October, 2020.

_____
Notary Public

My Commission Expires: 12/6/21

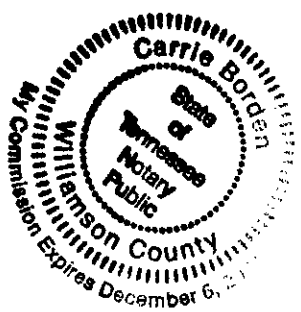


EXHIBIT A

1. Taxes for the year 2021, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument Number 20191004-0101945, Register's Office of Davidson County, Tennessee.

3. Restrictions of record as Instrument Number 20100203-0008782, amended in 20160225-0018112, amended and Restated in 20171116-0117974, Scrivener's Affidavit in 20171122-0119839, First amendment in 20180105-0001817, Supplement and Amendment in 20190708-0066428 and 20191112-0116482 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20140722-0065104, Instrument No. 20140722-0065105, in the Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers, etc of record in Book 6218, Page 217 and Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions Covenants for Stormwater Facilities systems of record in Instrument Number 20190325-0026876, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary and/or Storm Drainage, etc of record in Instrument Number 20190314-0023490, in the Register's Office for Davidson County, Tennessee.

8. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.