SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 517302 DEEDWARRSP
11/17/2020 09:05:49 AM 3 pgs
Fees: $18.00 Taxes: $303.09

20201117-0135300

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,915.42

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 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	181070A02200CO
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		
(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, **Green Trails, LLC,** 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 No. 22 on the Plan of Final Plat Autumn View, Formerly Brinkley Property Subdivision, Phase Two B, of record in Instrument No. 20200617-0063118, 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 Green Trails, LLC, by Deed dated October 21, 2015 from The Principals Group, LLC, of record in Instrument No. 20151030-0110859 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. 20200617-0063118, Register's Office for Davidson County, Tennessee.

Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163, having been amended by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855; First Supplement having been corrected by Scrivener's Affidavit of record in Instrument No. 20191030-0111535; further supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No. 20200722-0080431, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Instrument No. 20171120-0119162, 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 304 Zable Ct., Brentwood, TN 37027 (Lot 22, Autumn View, Phase Two B)
(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.

SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3

Witness my/our hands this 16th day of November, 2020.

GREEN TRAILS, LLC

Kevin Estes
Secretary

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Estes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of Green Trails, LLC and that he as such Secretary executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and seal this 16th day of November, 2020.

Notary Public
My Commission Expires: 9-22-2021

File No.: 6478-20

