SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 521104 DEEDWARRSP
11/25/2020 11:08:10 AM 4 pgs
Fees: $23.00 Taxes: $3,658.52

20201125-0138366

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $988,789.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th 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	025080A07700CO (Lot 77) 025080A07800CO (Lot 78) 025080A07900CO (Lot 79)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		025080A08500CO (Lot 85) 025080A08600CO (Lot 86) 025080A08700CO (Lot 87) 025080A08800CO (Lot 88)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		025080A15500CO (Lot 155) 025080A15600CO (Lot 156) 025080A15700CO (Lot 157)
		025080A15800CO (Lot 158) 025080A15900CO (Lot 159) 025080A16000CO (Lot 160)
		025080A16700CO (Lot 167) 025080A16800CO (Lot 168) 025080A16900CO (Lot 169) 025080A17000CO (Lot 170)
(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:

TRACT 1

Land in Davidson County, Tennessee, being Lot Nos. 77, 78, 79, 85, 86, 87 and 88 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.

TRACT 2

Land in Davidson County, Tennessee, being Lot Nos. 155, 156, 157, 158, 159, 160, 167, 168, 169 and 170 on the Final Plat, Parkview Preserve, Phase 2, of record in Instrument No. 20191112-0116375, 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 have been prorated between the parties as of the date of closing and are assumed by the Grantor. 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. 20190702-0064469, Register's Office for Davidson County, Tennessee. (As to Tract 1)

All matters appearing on the plan of record in Instrument No. 20191112-0116375, Register's Office for Davidson County, Tennessee. (As to Tract 2)

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 396 S. Downs Cir, Goodlettsville, TN 37072 (Lot 77, Parkview Pres, Ph 1B)
392 S. Downs Cir, Goodlettsville, TN 37072 (Lot 78, Parkview Pres, Ph 1B)
388 S. Downs Cir, Goodlettsville, TN 37072 (Lot 79, Parkview Pres Ph 1B)
405 S. Downs Cir, Goodlettsville, TN 37072 (Lot 85, Parkview Pres Ph 1B)
409 S. Downs Cir, Goodlettsville, TN 37072 (Lot 86, Parkview Pres Ph 1B)
413 S. Downs Cir, Goodlettsville, TN 37072 (Lot 87, Parkview Pres Ph 1B)
417 S. Downs Cir, Goodlettsville, TN 37072 (Lot 88, Parkview Pres Ph 1B)
457 Killarney Park, Goodlettsville, TN 37072 (Lot 155, Parkview Pres Ph 2)
461 Killarney Park, Goodlettsville, TN 37072 (Lot 156, Parkview Pres Ph 2)
465 Killarney Park, Goodlettsville, TN 37072 (Lot 157, Parkview Pres Ph 2)
469 Killarney Park, Goodlettsville, TN 37072 (Lot 158, Parkview Pres Ph 2)
473 Killarney Park, Goodlettsville, TN 37072 (Lot 159, Parkview Pres Ph 2)
477 Killarney Park, Goodlettsville, TN 37072 (Lot 160, Parkview Pres Ph 2)
505 Killarney Park, Goodlettsville, TN 37072 (Lot 167, Parkview Pres Ph 2)
509 Killarney Park, Goodlettsville, TN 37072 (Lot 168, Parkview Pres Ph 2)
513 Killarney Park, Goodlettsville, TN 37072 (Lot 169, Parkview Pres Ph 2)
517 Killarney Park, Goodlettsville, TN 37072 (Lot 170, Parkview Pres Ph 2)

(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 4

Witness my/our hands this 24th day of November, 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 24th day of November, 2020

Notary Public
My Commission Expires: 9-22-2021
File No.: 6511-20

