33962-4

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 523010 DEEDWARRSP
12/01/2020 12:51:13 PM 2 pgs
Fees: $13.00 Taxes: $1,290.28

20201201-0139463

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$348,725.00.**

EMAD G SORIAL
Affiant

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

Notary Public

My commission expires: 4/9/21
(AFFIX SEAL)

ANDREW T. WOOD
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:
Emad G. Sorial and Mona Sabrabamon	**Inspire Home Loans, Inc.**	**149-15-0-A-401.00co**
3313 Wellenstein Way	**4695 MacArthur Court, Ste 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,

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

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Emad G. Sorial and Mona Sabrabamon, husband and wife

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. 109 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.

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

1) **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.**

2) **Declaration of Restrictive Covenants 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, said Register's Office.**

3) **By-Laws of Cambridge Forest II Homeowners Association, Inc., of record in Instrument No. 20020221-0022798, said Register's Office.**

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

5) **Conveyance of Common Area to Cambridge Forest II Homeowners Association, Inc., of record in Instrument No. 20110919-0072464, said Register's Office.**

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

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

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

9) **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, said Register's Office.**

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

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

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

13) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable.**

This is improved property, known as 3313 Wellenstein Way, Antioch, TN 37013

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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.

Witness its hand by its duly authorized officer this **30th** day of **November, 2020**.

BMCH Tennessee, LLC, a Delaware limited liability company

By: _____
John Hennebery, Authorized Signatory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, 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 **Authorized Signatory** of **Century Communities of Tennessee, LLC**, within named bargainor, **a Delaware limited liability company**, and that he as such **Authorized Signatory**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **Delaware limited liability company** by himself as such **Authorized Signatory.**

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

_____
Notary Public

My Commission Expires: 3.8.22

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