33595-3 Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 523396 DEEDWARRSP
12/02/2020 12:16:22 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20201202-0139958

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.** EMAD BOKTOR

Affiant

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

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

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 Boktor and Hanaa Said	**Inspire Home Loans, Inc. ISAOA/ATIMA**	**149-15-0-A-415.00co**
3056 Bromley Way	**4695 MacArthur Court, Suite 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, WE,

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emad Boktor and Hanaa Said, 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. 123 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 the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Deed dated January 16, 2020 from Wagih Roshdy Yassa Sonbol, of record in Instrument No. 20200123-0008595, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wagih Roshdy Yassa Sonbol by Deed dated December 1, 2015 from Danco Property Investments, L.L.C., of record in Instrument No. 20151204-0122188, 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 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 amended in Instrument No. 20061025-0132073 and made applicable to Phase Ten of record in Instrument No. 20061208-0152145 and further amended in Instrument No. 20100224-0014180, Instrument No .20110919-0072463 and Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee.**

3. **Bylaws of Cambridge Forest II Homeowner's Association, Inc. of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee.**

4. **Conveyance of common area to Cambridge Forest II Homeowner's Association, Inc. of record in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee.**

5. **Charter of Cambridge Forest Homeowner's Association, Inc. of record in Book 10343 Page 769, Register's Office for Davidson County, Tennessee. Agreement for a road right of way of record in Book 1147 Page 148, Register's Office for Davidson County, Tennessee.**

6. **Telephone Line Easement of record in Book 1207 Page 529, Register's Office for Davidson County, Tennessee.**

7. **Roadway Easement of record in Chancery Court Plan Book 3 Page 26, Register's Office for Davidson County, Tennessee.**

8. **Sanitary Sewer and/or Storm Drainage Easements of record in Book 6881 Page 320, Book 7453 Page 445 and Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee.**

9. **Easement for sewer purposes as stated in the Deed of record in Book 8795 Page 158, Register's Office for Davidson County, Tennessee.**

10. **Storm Water Detention Agreements of record in Book 7632 Page 962 and Instrument No. 20020308-0029654, Register's Office for Davidson County, Tennessee.**

11. **Agreement regarding the development of sidewalks as stated in the Deed of record in Instrument No. 20151204-0122188, Register's Office for Davidson County, Tennessee.**

12. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as **3056 Bromley Way, Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **30th** day of **November, 2020.**

Century Communities of 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 of said County and State, 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 UCP, LLC, a Delaware limited liability company (the "UCP"), and who further acknowledged the UCP to be the sole Member of BMCH Tennessee, LLC, the 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 for and in behalf of the UCP by himself as such **Authorized Signatory**, said UCP signing as sole Member.

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

Kelly Stenberg
Notary Public

My Commission Expires: 3-8-22

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