SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 525079 **DEEDWARRSP**
12/07/2020 11:33:18 AM 3 pgs
Fees: $18.00 Taxes: $277.50

20201207-0141669

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 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	015130A05500CO
(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, **Real Estate Solutions Group, LLC, a Tennessee limited liability company,** 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. 55 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, 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 Real Estate Solutions Group, LLC, a Tennessee limited liability company, by Deed dated April 27, 2018, from Clayton HC, Inc., a Tennessee corporation, of record in Instrument No. 20180503-0042325, 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. 20191015-0105302, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030820-0121082, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Declaration of Covenants, Conditions and Restrictions for Falls and Charter attached as Exhibit "B" of record in Instrument No. 20200304-0024384, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20070507-0054741, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easements to Metropolitan Government of Nashville of record in Book 7697, page 929; Book 7697, page 952; and Book 7868, page 953, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument No. 20040204-0013558, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities, Ingress and Egress and Dedication of record in Instrument No. 20180503-0042326, Register's Office for Davidson County, Tennessee.

All matters appearing on the survey by Robert Seigenthaler, dated 12/12/2000, as revised 1/29/2004, including but not limited to, a 50-foot wide access road (ingress/egress) extending across property from easterly line to westerly line and telephone line easement running north and south adjacent to easterly boundary line.

All matters appearing on the survey prepared by James Terry and Associates, LS #2287, dated April 24, 2018, Job No. 2017-567.

Application for Greenbelt Assessment of record in Instrument No. 20180222-0016870, Register's Office for Davidson County, Tennessee.

Title to any portion of the subject property embraced within the bounds or Rights of Way of Whites Creek Pike and I-24 Interstate Highway.

Natural flow of creeks and branches.

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 840 Twin Falls Drive, Joelton, TN 37080 (Lot 55, Falls Subdivision)

(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.

Witness my/our hands this 30 day of November, 2020.

REAL ESTATE SOLUTIONS GROUP, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

Andre Jaeckle
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Andre Jaeckle with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Real Estate Solutions Group, LLC, a Tennessee limited liability company and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 30th day of NOVEMBER, 2020.

Notary Public
My Commission Expires: 4/3/2023

File No.: 6521-20

