34057-5 Box 14

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 542726 DEEDWARRSP
12/28/2020 11:02:15 AM 2 pgs
Fees: $13.00 Taxes: $1,235.97

20201228-0153488

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$334,045.00**

Javier Ambrosio
Affiant

Subscribed and sworn to before me, this the **22nd** day of **December, 2020.**

Notary Public

My commission expires: 11/8/24
(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
Javier Ambrosio and Heather Ambrosio	**Regions Bank DBA Regions Mortgage**	**149-15-0-A-414.00co**
3308 Wellenstein Way	**Dept 2520, PO Box 2153**	
Antioch, TN 37013	**Birmingham, AL 35287-2520**	

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

Javier Ambrosio and Heather Ambrosio, 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. 122 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 Covenants, Conditions and Restrictions 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, Register's Office for Davidson County, Tennessee.**
3. **By-Laws of Cambridge Forest II Homeowners Association, Inc., of record in Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee.**
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, Register's Office for Davidson County, Tennessee.**
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, Register's Office for Davidson County, Tennessee.**
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 and assumed by Grantor(s) herein and subsequent years not yet due and payable.**

This is improved property, known as **3308 Wellenstein 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 **22nd** day of **December, 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, Authorized Signatory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **Authorized Signatory** of **Century Communities of Tennessee, LLC**, the within named bargainor, a Tennessee limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **John Hennebery** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this **22nd** day of **December, 2020.**

Kelly Stenberg
Notary Public

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

My Commission Expires: 3·8·22