Karen Johnson Davidson County
Batch# 554740 DEEDWARRSP
01/15/2021 07:49:30 AM 6 pgs
Fees: $33.00 Taxes: $17,238.30
20210115-0006782

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $4,659,000.00

AFFIANT

NOTARY PUBLIC

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

My Commission Expires: 9/7/2021.

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Century Communities of TENNESSEE, LLC	SAME	Map 164 part of Parcel 64
2630 Elm Hill Pike, Suite 110		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADBURN VILLAGE PHASE 4 PARTNERSHIP,** a Tennessee general partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns, forever.

AND **BRADBURN VILLAGE PHASE 4 PARTNERSHIP**, does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit B attached hereto.

AND **BRADBURN VILLAGE PHASE 4 PARTNERSHIP** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is unimproved property generally known as Lots 1-26 on Final Plat Hamilton Church Manor Phase 1 of record as Instrument Number 20210112-0005109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lots.

Hamilton Church Road, Antioch, TN 37013. New tax parcel numbers to be assigned.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 14th day of January, 2021.

BRADBURN VILLAGE PHASE 4 PARTNERSHIP

By: _____

Name: John B. Floyd

Title: authorized partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared John B. Floyd, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized partner of **BRADBURN VILLAGE PHASE 4 PARTNERSHIP,** a Tennessee general partnership, the within named bargainor, and that he as such authorized partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **BRADBURN VILLAGE PHASE 4 PARTNERSHIP** as authorized member .

WITNESS my hand and official seal at office this 14th day of January, 2021.

_____
Notary Public

My Commission Expires: 2-27-21.

JEFFREY L. REED
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Exhibit A
Legal Description

Lots 1-26 on Final Plat Hamilton Church Manor Phase 1 of record as Instrument Number 20210112-0005109, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lots.

Being a portion of the same property conveyed to BRADBURN VILLAGE PHASE 4 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from AYCOCK PENNY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20181101-0108325, and by Quitclaim Deed of record as Instrument No. 20181101-0108326, dated October 31, 2018, said Register's Office.

Exhibit B

Title exceptions

1. Order of Permanent Easement to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20090619-0057110, Register's Office for Davidson County, Tennessee.

2. DECLARATION OF RESTRICTIONS AND COVENANTS for STORMWATER FACILITIES and SYSTEMS of record as Instrument No. 20190620-0059751, said Register's Office.

3. Matters shown on Final Plat Hamilton Church Manor Phase 1 of record as Instrument Number 20210112-0005109, Register's Office for Davidson County, TN.

True Copy Certification

I, Hugh W. Entrekin , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Shamece Bond . a notary public for this county and state, Hugh W. Entrekin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/02/2022
Notary' Seal (if on paper)

