SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,590.00

Denistian Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2021

Lauren Griffin
Notary Public

My Commission Expires: 12-2-23

(AFFIX SEAL)

LAUREN GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 610587 DEEDWARRSP
04/08/2021 10:40:49 AM 3 pgs
Fees: $18.00 Taxes: $1,382.28

20210408-0046783

THIS INSTRUMENT WAS PREPARED BY
ment Services of Nashville, LLC, 302 Innovation Drive, Suite 260
Franklin, Tennessee 37067 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Denistian C. Smith and Alexis M. Freeman 832 Twin Falls Drive Joelton, TN 37080	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	015130A05300CO

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 considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Denistian C. Smith and Alexis M. Freeman, tenants in common with right of survivorship,** hereinafter called 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. 53 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 NVR, Inc., a Virginia Corporation T/A Ryan Homes by Deed from Real Estate Solutions Group. LLC, a Tennessee limited liability company, by Deed dated December 7, 2020, of record in Instrument No. 20201216-0148420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee.

c. 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.

d. 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.

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

f. 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.

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

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

i. 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.

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

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

l. 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.

m. Natural flow of creeks and branches.

n. Subject to rights of others in and to common areas/elements.

o. Subject to lien for special assessments contained in the DCCR's/Master Deed.

p. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐
This is improved ☑ property, known as: 832 Twin Falls Drive, Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 7th day of April, 2021.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Jon Cherry, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Jon Cherry, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Jon Cherry, as such, Appointed Vice-President, and attesting the same corporation, by the said Jon Cherry, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 7th day of April, 2021.

_____

NOTARY PUBLIC

LAUREN GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/2/2023

My Commission expires: 12-2-23