# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 625853 DEEDWARRSP
04/29/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20210429-0057691

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,000.00.

Affiant

Subscribed and sworn to me on April 27, 2021.

NOTARY PUBLIC

My commission expires: Jan. 8, 2024

ALEXIS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 8, 2024

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34696

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| SDH Nashville LLC<br>110 Village Trail, Suite 215<br>Woodstock, GA 30188 | SAME | PART OF #164-0-262.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Green Trails, LLC, a Tennessee limited liability company, "GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto **SDH Nashville LLC, a Georgia limited liability company, "GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND in Davidson County, Tennessee, being Lot Nos. 20, 21, 31, and 32, as shown on the Plan of Treehaven Subdivision, Phase 5, Asheford Trace Subdivision of record in Instrument No. 20201204-0141078, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed from REO Funding Solutions IV, LLC, a Georgia limited liability company of record on June 18, 2018 as Instrument No. 20180618-0058382, as corrected by Scriveners Affidavit of record as Instrument No. 20180710-0066554, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee, and taxes and assessments for subsequent years, a lien, not yet due and payable.
2. All Matters appearing on plan of Treehaven Subdivision Phase 5, Asheford Tracee, of record in Instrument No. 20201204-0141078, Register's Office for Davidson County, Tennessee.
3. By-Laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
4. Charter of record in Book 11648, page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in instruments of record in Book 11588, Page 484; Book 11669, Page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20050317-0029621, Instrument No. 20051103-0133359, Instrument No. 20051103-0133360, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081, Instrument No. 20060724-0089079, Instrument No. 20060921-0117120, and Instrument No. 20201221-0150859, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20000113-04777, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200424-0043339, Register's Office for Davidson County, Tennessee.

8. Quitclaim Deed of Open Space to the Summerfield HOA, of record in Instrument No. 20201221-0150862, Register's Office for Davidson County, Tennessee.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as unimproved property located at Treehaven Subdivision, Phase 5, Lot Nos. 20, 21, 31, and 32, Antioch, Davidson County, TN.

**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, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE that it 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; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and representatives, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

[SIGNATURES COMMENCE ON PAGE 3]

**IN WITNESS WHEREOF,** the Grantor has hereunto caused its name to be signed hereby by its duly authorized officer on this the 27th day of April, 2021.

**Green Trails, LLC, a Tennessee limited liability company**

BY: _____

**Rick Deckbar, Chief Manager**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Deckbar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Green Trails, LLC, a Tennessee limited liability company, by himself as said Chief Manager

Witness my hand and official seal this 27th day of April, 2021.

Alexis Smith

Notary Public

My commission expires: Jan. 8, 2024

ALEXIS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 8, 2024

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY