Karen Johnson Davidson County
Batch# 636870 DEEDWARRSP
05/14/2021 02:43:30 PM 6 pgs
Fees: $33.00 Taxes: $6,364.00
20210514-0065595

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 $1,720,000.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: 7-3-23

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Century Communities of TENNESSEE, LLC	SAME	Map 165, Parcel 30
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, **Blueprint Houses, LLC,** a Tennessee limited liability company ("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 **Blueprint Houses, LLC** 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 **Blueprint Houses, LLC** 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 3834 PIN HOOK RD Antioch TN 37013.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 13th day of May, 2021.

BluePrint Houses, LLC

By:_____
Hisham Michael, authorized member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Hisham Michael, 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 member of BluePrint Houses, LLC, a Tennessee limited liability company , the within named bargainor, and that he as such authorized member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of BluePrint Houses, LLC as authorized member.

WITNESS my hand and official seal at office this 13th day of May, 2021.

_____
Notary Public

My Commission Expires: 7-3-23.

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY LYING ON THE NORTH SIDE OF PIN HOOK ROAD WEST OF LAKEWOOD VILLAGE DRIVE IN THE 33RD COUNCIL DISTRICT, METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY ROBERTO D. MUNIZ & LEIDY MUNIZ AS RECORDED IN INSTRUMENT NUMBER 20140211-0011824, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.); BOUNDED ON THE EAST BY "SECTION ONE, LAKEWOOD VILLAGE" AS RECORDED IN PLAT BOOK 9700, PAGE 555, R.O.D.C.T., "SECTION TWO, LAKEWOOD VILLAGE" AS RECORDED IN INSTRUMENT NUMBER 20000215-0015148, R.O.D.C.T., AND "SECTION THREE, LAKEWOOD VILLAGE" AS RECORDED IN INSTRUMENT NUMBER 20020321-0034912, R.O.D.C.T.; BOUNDED ON THE SOUTH BY PIN HOOK ROAD AND ANGELA JOYCE TAYLOR AS RECORDED IN INSTRUMENT NUMBER 20101112-0090642, R.O.D.C.T. AND BOUNDED ON THE WEST BY "WEATHERSTONE" AS RECORDED IN INSTRUMENT NUMBER 20020926-0117440, R.O.D.C.T. AND INFINITY HOME BUILDERS, G.P. AS RECORDED IN INSTRUMENT NUMBER 20120208-0011213, R.O.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN (FOUND) ON THE NORTH RIGHT OF WAY LINE OF PIN HOOK ROAD AND AT THE SOUTHWEST CORNER OF "SECTION ONE, LAKEWOOD VILLAGE" AND WITH A TN STATE PLANE COORDINATE OF NORTH 624,280.203 EAST 1,794,879.482;
THENCE, WITH THE NORTH RIGHT OF WAY LINE OF PIN HOOK ROAD, N 81°57'53" W, FOR A DISTANCE OF 185.00 FEET TO AN IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF ANGELA JOYCE TAYLOR;
THENCE, WITH THE LINES OF ANGELA JOYCE TAYLOR THE FOLLOWING TWO CALLS:
N 11°32'07" E, FOR A DISTANCE OF 188.50 FEET TO AN IRON PIN (SET) WITH A CAP STAMPED "WILSON & ASSOCIATES";
N 81°57'53" W, FOR A DISTANCE OF 328.49 FEET TO AN IRON PIN (SET) WITH A CAP STAMPED "WILSON & ASSOCIATES" ON THE EAST LINE OF "WEATHERSTONE";
THENCE, WITH THE EAST LINE OF "WEATHERSTONE" THE FOLLOWING FOUR CALLS:
N 11°47'54" E, FOR A DISTANCE OF 226.18 TO AN IRON PIN (FOUND);
N 13°59'52" E, FOR A DISTANCE OF 173.59 FEET TO AN IRON PIN (SET) WITH A CAP STAMPED "WILSON & ASSOCIATES";
N 08°56'19" E, FOR A DISTANCE OF 377.21 TO AN IRON PIN (FOUND);
N 05°44'25" E, FOR A DISTANCE OF 41.12 TO AN IRON PIN (FOUND) AT THE SOUTHEAST CORNER OF INFINITY HOME BUILDERS, G.P.;
THENCE, WITH THE EAST LINE OF INFINITY HOME BUILDERS, G.P., N 02°37'21" E, FOR A DISTANCE OF 17.83 TO AN IRON PIN (FOUND) AT THE SOUTHWEST CORNER OF ROBERTO D. MUNIZ AND LEIDY MUNIZ;
THENCE, WITH THE SOUTH LINE OF MUNIZ, S 74°46'30" E, FOR A

DISTANCE OF 525.79 FEET TO AN !RON PIN (SET) WITH A CAP STAMPED "WILSON & ASSOCIATES" ON THE WEST LINE OF "SECTION THREE, LAKEWOOD VILLAGE";
THENCE, WITH THE WEST LINES OF "SECTION THREE, LAKEWOOD VILLAGE", "SECTION TWO, LAKEWOOD VILLAGE" AND "SECTION ONE, LAKEWOOD VILLAGE", S 11°20'10" W, FOR A DISTANCE OF 958.28 TO THE POINT OF BEGINNING, CONTAINING 443,889 SQUARE FEET OR 10.190 ACRES, MORE OR LESS, BASED ON A FIELD RUN SURVEY BY WILSON & ASSOCIATES, P.C. ON APRIL 22, 2021.

Being the same property conveyed to BLUEPRINT HOUSES LLC by deed from JESSICA KARINA CERDA BANOS AND ALBERTO RUIZ RODRIGUEZ, dated November 10, 2017, of record in Instrument No. 20171113-0116372, said Register's Office.

202105140065595

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, _____. 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: 9/7/21
Notary' Seal (if on paper)

