SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 643319 DEEDWARRSP
05/24/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,842.60
20210524-0070333

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible].00

Affiant

Subscribed and sworn to me this May 21, 2021.

NOTARY PUBLIC

My commission expires

PATRICIA D. ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34829

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SDH Nashville LLC 110 Village Trail, Suite 215 Woodstock, GA 30188	SAME	164-13-0C-012.00 (Lot 12) 164-13-0C-014.00 (Lot 14) 164-13-0C-022.00 (Lot 22) 164-13-0C-023.00 (Lot 23) 164-13-0C-024.00 (Lot 24) 164-13-0C-025.00 (Lot 25)

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. 12, 14, 22, 23, 24, and 25, 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. Declaration of Covenants, Conditions and Restrictions recorded in Book 11588, Page 484, as amended in Book 11669, Page 376, Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168; as supplemented in Instrument Nos. 20050317-0029621, 20051103-0133359, 20051103-0133360, 20060724-0089079, 20060724-0089080 (as amended in Instrument No. 20060921-0117120), 20060724-0089081 and 20201221-0150859, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20200424-0043339, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 2000113-0004777, Register's Office for Davidson County, Tennessee.

5. 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. 12, 14, 22, 23, 24, and 25, 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 20th day of May, , 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 20th day of May, 2021.

_____
Notary Public

My commission expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

True Copy Certification

I, Tamelka 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka 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
RUTHERFORD COUNTY