Karen Johnson Davidson County
Batch# 669883 DEEDWARRSP
07/01/2021 03:36:30 PM 6 pgs
Fees: $33.00 Taxes: $666.00
20210701-0089622

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Record and return to:
Commerce Title & Escrow, LLC
513 3rd Ave South
Nashville, TN 37210
CTE File: RES-21-1506-B

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this the 30th day of June, 2021.

Notary Public

My Commission Expires: 8 / 28 / 2

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Sustainable Community Development, LLC d/b/a Honeybee Builders 1610 Sumner Ave. Nashville, TN 37206	[SAME]	073-13-0Z-002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Crystal Hill Jones** and **Melanie Meadows, both unmarried as Joint Tenants with the Right of Survivorship** (collectively, "Grantor"), have bargained and sold, and by these presents does hereby transfer and convey unto **Sustainable Community Development, LLC, a Tennessee limited liability company d/b/a Honeybee Builders** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Protective Covenants Conditions and Restrictions for 1506 Rosebank Cottages, a

Townhouse Planned Unit Development, of record in Instrument Number 20210416-0050818, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Paul M. Jones and wife, Eddie C. Jones, by Installment Deed from Marvin O. Wilkerson and wife, Viola G. Wilkerson, dated August 15, 1951, recorded August 17, 1951, in Book 2017, Page 477, in the Register's Office of Davidson County, Tennessee. The Said Paul M. Jones died on October 19, 1965. Further being part of the same property conveyed to Crystal Hill Jones by Quitclaim Deed from Eddie C. Jones, dated May 25, 1994, recorded May 26, 1994, in Book 9357, Page 535, in the Register's Office of Davidson County, Tennessee. Further being part of the same property conveyed to Chrystal Hill Jones and Melanie Meadows, both unmarried, as joint tenants with the right of survivorship, by Quitclaim Deed from Crystal Hill Jones, dated November 9, 2004, recorded November 12, 2004, in Instrument No. 20041112-0136293, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors, and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to all taxes and assessments for the year 2021 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

The conveyance of the Property shall be subject to a tree protection, buffer and preservation easement expressly retained by the Grantor, their heirs, successors, and assigns. Said easement area (the "Easement Area") shall be the drip line of the furthest reach of the limbs of the "Protected Tree" as is shown and further illustrated on **Exhibit A** attached hereto. The easement shall be perpetual and exclusive to Grantor, their heirs, successors, and assigns, and may be used for the purpose of maintaining and caring for the health and wellbeing of the Protected Tree. Grantee, its successors, and assigns, shall not cause damage to the Protected Tree or construct or place any improvement within the bounds of the Easement Area that could result in damage to the Protected Tree. If Grantee, its successors or assigns, causes any damage to the Protected Tree, then such person shall be liable to Grantor, their heirs, successors, and assigns, for such damage.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

By: _____
Crystal Hill Jones

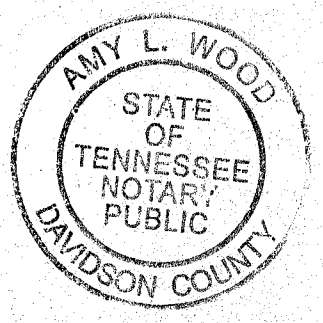
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Crystal Hill Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 30th day of June, 2021.

_____
Notary Public

My Commission Expires: 05/09/2023



IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date set forth below.

GRANTOR:

By: _____
Melanie Meadows

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie Meadows**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness my hand and seal the 30th day of June, 2021.

_____
Notary Public

My Commission Expires: 05 / 09 / 2023

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL NOTES:

1. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
2. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS ENDORSED ON F.E.M.A. PANEL 47037C0226H, NASHVILLE, DAVIDSON COUNTY, DATED 4/5/2017.
3. NO TITLE REPORT FURNISHED THIS SURVAYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
4. BEARINGS BASED ON FINAL PLAT FOR DUGGER HEIGHTS, NO. TWO, AS RECORDED IN BOOK 1424, PAGE 135, R.O.D.C. TN.
5. ALL DISTANCES BASED ON A SURVEY MADE USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
6. SIDE AND REAR SETBACKS TAKEN FROM ADJOINING HPR PLANS, BUILDER TO VERIFY ALL SETBACKS WITH CITY OF NASHVILLE PRIOR TO ANY DESIGN OR CONSTRUCTION.

GRAPHIC SCALE

0' 20' 40' 60'

Scale: 1" = 20'

FRONT SETBACK AVERAGE

1502 ROSEBANK AVE.....81.85
1504 ROSEBANK AVE.....81.67
1506 ROSEBANK AVE.....82.25
1510 ROSEBANK AVE.....86.87
372.81/4=84.48

LOCATION MAP

EXHIBIT A

EXISTING HOUSE 1510 ROSEBANK AVE.

35

36

37

38

39

40

41

42

35-38
DAVIS HEIGHTS, BLOCK "A"
JESSE LEE JONES REVOCABLE TRUST
PARCEL ID# 07313005800
INST.#20-20210128-0018829 R.O.D.C., TN

Protected Tree

EXISTING HOUSE 1508 ROSEBANK AVE.

49" OAK

N 89°00'00" E 250.30'

IRON PIN (SET)

IRON PIN (FOUND)

5' M.B.S.L.

10' ACCESS

25,008 SQ. FT. or 0.57 ACRES±

EXISTING HOUSE

F.F.E.=484.17

BOX

FENCE

CONC. WALK

CONC. PATIO

83" OAK

84" OAK

22" OAK

GARAGE

F.F.E.=484.39

DRIVE

S 89°00'00" W 250.30'

CENTER LINE

WATER VALVE

GAS LINE

ROSEBANK AVE.

50' R.O.W.

BENCHMARK
TOP OF CONC. MON.
ELEV.= 481.86

11

12

DUGGER HEIGHTS, NO. TWO
O.H.C. HOMES AT 1508 TENNELL
PARCEL ID# 07313006900
INST.#20-20210128-0018829 R.O.D.C., TN

DUGGER HEIGHTS, NO. TWO
TOT NUMBER 2 IN BLOCK "A"
PARCEL ID# 07313007000
INST.#20-20210128-0018829 R.O.D.C., TN

18
DUGGER HEIGHTS, NO. TWO
DEBORAH LEEPER
PARCEL ID# 07313007000
INST.#20-20210128-0018829 R.O.D.C., TN.

EXISTING HOUSE 1504 ROSEBANK AVE.

91.88

EXISTING HOUSE 1502 ROSEBANK AVE.

EXISTING CONDITIONS

SITE INFORMATION

TOTAL SITE AREA=25,008 SQ.FT.or 0.57 ACRES±

EXISTING IMPERVIOUS DATA

HOUSES/DECK/PORCH.....1,747 S.F.
GARAGE.....529 S.F.
DRIVE/AC.....2,419 S.F.

TOTAL IMPERVIOUS...4,695 S.F. or 18.8%

TORI D. CASSIDY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2421
SURVEYOR
4/2/21

EXISTING CONDITIONS

LOTS NO. 39-42

DAVIS HEIGHTS SUBDIVISION

(BLOCK "A")

1506 ROSEBANK AVENUE

7th COUNCIL DISTRICT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37206

PROPERTY TITLE REFERENCE

PROPERTY BEING PARCEL ID: 07313006900, CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING PROPERTY CONVEYED TO CRYSTAL HILL JONES & MELANIE MEADOWS BY INST. # 20-20161112-0128213, R.O.D.C. TENNESSEE, AND BEING LOTS NO.39-42 DAVIS HEIGHTS SUBD., BLOCK "A", RECORDED IN DB.843 PG.104 R.O.D.C. TN.

Delta Associates
INCORPORATED
Design – Surveying
7121 Crossroods Blvd., Brentwood, TN 37027
PHONE: (615) 850-3501

SCALE: 1" = 20'	DRAWN BY: TDC	DATE: 4-1-21	DRAWING NO.
	CHECKED BY: MA	JOB NO. 21-107084-1001	1 OF 1

202107010089622

Certificate of Authenticity

I, Amy L. Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Affiant Signature

6/30/21
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 8/28/24

Notary's Seal

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. RES-21-1506-B