Karen Johnson Davidson County
Batch# 686163 DEEDWARR
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Fees: $23.00 Taxes: $1,609.50
20210728-0101776

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 36476	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me this 27th day of July, 2021. Notary Public My Commission Expires: 11.20.23

WARRANTY DEED

Address New Owner: SN Tennessee, LLC 8390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	Send Tax Bills To: SN Tennessee, LLC 8390 E. Via de Ventura F-110 #303 Scottsdale, AZ 85258	Tax Information: Map and Parcel No.: 141 05 0A 136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John W. Hewett and Rhonda R. Hewett, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **SN Tennessee, LLC, a Delaware limited liability company ("Grantee")**, its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 949 Fairdale Court, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 27th day of July, 2021.

GRANTORS:

John W. Hewett

Rhonda R. Hewett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John W. Hewett and Rhonda R. Hewett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2021.

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 136 on the Plan of AVONDALE, PHASE 2, SECTION 2B of record in Instrument No. 20161103-0116517 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to John W. Hewett and Rhonda R. Hewett, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170725-0075097, in the Register's Office of Davidson County, Tennessee, dated July 24, 2017 and recorded on July 25, 2017.

This conveyance is made subject to:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE, PHASE 2, SECTION 2B, as recorded in Plat Instrument No. 20161103-0116517.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK BOULEVARD RIGHT OF WAY DEDICATION, as recorded in Plat Instrument No. 20140722-0064838.
6. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452, as amended in Instrument No. 20090331-0028791; Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20020821-0100879.
8. Easement for Ingress and Egress, recorded in Book 3033, Page 185 and Book 10748, Page 876.
9. Easement for Water Drainage, recorded in Book 3369, Page 316.
10. Easement for Right of Way, recorded in Book 4116 Page 151; Book 4228, Page 635; Book 4273, Page 280; Book 4364, Page 895; Instrument No. 20140114-0003778 and affidavit recorded in Instrument No. 20140416-0031703.
11. Easement for Transmission Line, recorded in Book 4193, Page 903 and Instrument No. 20060110-0003857.
12. Easement for Water Line, recorded in Book 5738, Page 819; Book 5738, Page 832 and Instrument No. 20080818-0084836.
13. Easement for Sewer Lines, recorded in Book 7601, Page 400.
14. Easement for Public Utilities, recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640 and Instrument No. 20040204-0013641.
15. Easement for Access, recorded in Instrument No. 20041207-0145662.
16. Easement for Permanent Easement, recorded in Instrument No. 20090707-0063325.
17. Easement recorded in Book 787, Page 7; Book 840, Page 540; Book 1237, Page 674 and Book 4118, Page 694.
18. Agreement as set forth in instrument recorded in Book 5348, Page 362 as assigned in Book 5902, Page 469 and Instrument No. 20041207-0145663.
19. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.
20. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293; Instrument No. 20090814-0076610 and Instrument No. 20141202-0110280.
21. Oil and Gas Lease of record in Book 3084, Page 317.
22. Lease for Advertising of record in Book 4494, Page 882; Book 6078, Page 619 and Book 10023, Page 638.
23. Abstract of Suit of record in Instrument No. 20021017-0127902.

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-27-2021

Affiant
Date: July 28, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28 day of July, 2021.

.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY