Karen Johnson Davidson County
Batch# 708735 DEEDWARRSP
09/01/2021 12:12:19 PM 3 pgs
Fees: $18.00 Taxes: $1,253.19
20210901-0117889

34701-3

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Hany Gerges and Nashwa Botros	US Bank NA ISAOA/ATIMA	164-03-0-C-006-00co
3048 Talisman Way	4801 Frederica Street	
Antioch, TN 37013	Owensboro, KY 42301	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, **Century Communities of TN, LLC a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Nashwa Botros and Hany Gerges, wife and husband**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Final Plat of Hamilton Church Manor, Phase 1, of record in Instrument No. 20210312-0033541, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Century Communities of Tennessee, LLC by Special Warranty Deed dated January 14, 2021, from Bradburn Village Phase 4 Partnership, a Tennessee general partnership, of record in Instrument No. 20210115-0006782, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$338,700.00**

Nashwa Botros
Affiant

Subscribed and sworn to before me this **31st** day of **August 2021**.

Notary Public

My commission expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 assigns, forever; and Grantor covenants 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, except for those matters set forth in Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 31st **day of** August **, 2021.**

Century Communities of Tennessee, LLC, a Delaware limited liability company

By: _____

Dan Divjak, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dan Divjak, Authorized Signatory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signatory** of **Century Communities of Tennessee, LLC**, the within named bargainor, a Delaware limited liability company, and that s/he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Dan Divjak** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 31st **day of** August **, 2021.**

Kelly Stenberg
NOTARY PUBLIC
My Commission Expires: 3.8.22

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

EXHIBIT A
To
Special Warranty Deed from
Century Communities of TN, LLC a Delaware limited liability company to
Nashwa Botros and Hany Gerges

EXCEPTIONS

1. The Plan of record in Instrument No. 20210312-0033541, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) of record in Instrument No. 20210114-0006145 amended in Instrument No. 20210119-0008158 and Bylaws appended thereto, Register's Office for Davidson County, Tennessee.

3. Charter of Hamilton Church Manor Owners Association, Inc., of record in Instrument No. 20210119-0008156, Register's Office for Davidson County, Tennessee.

4. Charter of Hamilton Church Manor Townhouses Owners Association, Inc., of record in Instrument No. 20210119-0008157, Register's Office for Davidson County, Tennessee.

5. Easements for sanitary sewers and/or drainage to the Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record in Instrument No. 20090619-0057110, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190620-0059751 and Instrument No. 20200730-0084116, Register's Office for Davidson County, Tennessee.

7. Letter of Responsibility regarding private utilities within the townhome portion of record in Instrument No. 20191010-0103809, Register's Office for Davidson County, Tennessee.

8. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument No. 20200612-0060360, Register's Office for Davidson County, Tennessee.

9. Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.

This is improved property, known as **3048 Talisman Way, Antioch, TN 37013**