Karen Johnson Davidson County
Batch# 830280 DEEDWARRSP
03/29/2022 09:39:30 AM 6 pgs
Fees: $33.00 Taxes: $12,189.28
20220329-0035965

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
The Worrell Firm LLC, 1050 Crown Pointe Pkwy., Suite 840,
Atlanta, Georgia 30338

STATE OF TENNESSEE
COUNTY OF DAVIDSON

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

The actual consideration or value, whichever is greater, for this transfer is $3,294,400.00.

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2022.

Notary Public

Commission Expires: 9/21/25

(Affix Seal)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner(s):
Beazer Homes, LLC
501 Corporate Center Dr.
Suite 180
Two Meridian Building
Franklin, TN 37067

SEND NEW TAX BILLS TO:
Same as New Owner(s)

Map-Parcel Numbers:
Part of Tax Map 114, Parcel 318.00

FROM: SEASIDE FLA, LLC, a Florida limited liability company, Grantor

TO: BEAZER HOMES, LLC, a Delaware limited company, Grantee

Recorded by:
Fidelity National Title Ins. Company
1620 L Street, NW, 4h Floor
Washington, DC 20036
DC2200333- TV- 1 of 3

FOR AND IN CONSIDERATION of the sum of Three Million Two Hundred Ninety-Four Thousand Four Hundred and No/100 Dollars ($3,294,400.00), the receipt and sufficiency of which are hereby acknowledged, **SEASIDE FLA, LLC, a Florida limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BEAZER HOMES, LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

THIS IS UNIMPROVED PROPERTY more commonly known as a portion of Harpeth Heights Townhomes, 615 Old Hickory Boulevard, Nashville, TN.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference. This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject. 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.

IN WITNESS WHEREOF, the undersigned has caused this Deed of Trust to be executed by its duly authorized officer and its seal affixed hereto as of the _10th day of March, 2022.

"GRANTOR"

SEASIDE FLA, LLC, a Florida limited liability company

By: _____
Name: J. Trent Lehman
Title: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. Trent Lehman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Representative of Seaside Fla, LLC, a Florida limited liability company, the within named bargainor, a limited liability company and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal, this 8 day of March, 2022.

_____
Notary Public

My Commission Expires: 9/21/25

KARLY PICKERING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202203290035965

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description of the Property

Tract 1

Land in Davidson County, Tennessee being **Townhome Lots 17 through 32, inclusive, and Townhome Lots 79 through 94, inclusive**, each a Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime With Private Elements, having been established pursuant to Tennessee Code Annotated §§66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Being a portion of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company by deed recorded as Instrument No. 20210115-0007394, in the Register's Office for Davidson County, Tennessee.

Tract 2

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

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EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the year 2022, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 506, as corrected in Book 8905, page 49, Register's Office for Davidson County, Tennessee (Tracts 1 and 2).

3. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 621, Register's Office for Davidson County, Tennessee (Tract 2).

4. Agreement for Dedication of Easement for Sewer Line of record in Book 7142, Page 512, Register's Office for Davidson County, Tennessee (Tract 2).

5. Agreement for Dedication of Easement for Sewer Line of record in Book 7142, page 514, Register's Office for Davidson County, Tennessee (Tract 2).

6. Easements of record in Book 7847, Page 343, in the Register's Office for Davidson County, Tennessee (Tract 2).

7. Easements of record in Book 7903, Page 73, in the Register's Office for Davidson County, Tennessee (Tract 2).

8. Agreement for Dedication of Sewer Easement of record in Book 8089, Page 718, Register's Office for Davidson County, Tennessee (Tract 2).

9. Agreement for Dedication of Public Utilities Easement of record in Book 8089, Page 722, Register's Office for Davidson County, Tennessee (Tract 2).

10. Agreement for Dedication of Public Utilities of record in Book 8248, Page 238, in the Register's Office for Davidson County, Tennessee (Tract 2).

11. Agreement of record in Book 8891, Page 313, Register's Office for Davidson County, Tennessee, as affected by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, said Register's Office (Tracts 1 and 2).

12. Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee. (Tract 2).

13. Stormwater Detention Agreement of record in Instrument Number 20030513-0064092, Register's Office for Davidson County, Tennessee, as affected by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, said Register's Office (Tracts 1 and 2).

14. Amended and Restated Access and Utility Easement of record in Instrument No. 20201211-0145290, Register's Office for Davidson County, Tennessee, as affected by Confirmation of Expiration of Termination Provisions of record in Instrument No. 20210804-0104791, Register's Office for Davidson County, Tennessee (Tracts 1 and 2).

15. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, Register's Office for Davidson County, Tennessee (Tracts 1 and 2).

16. Subject to all matters shown on the Plan of record as Instrument Number 20010920-0101746, Register's Office of Davidson County, Tennessee (Tract 2).

17. Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and Seaside Fla, LLC of record in Instrument No. 20210115-0007394, Register's Office for Davidson County, Tennessee (Tract 1).

18. Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and CRP/Crescent Harpeth Heights, LLC of record in Instrument No. 20210115-0007393, Register's Office for Davidson County, Tennessee (Tract 2).

19. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Joey C. Wilson II, Tennessee RLS No. 2089 of Wilson & Associates, P.C., Project No. 21-1694, dated June 15, 2021:
    a. Utility lines, with meters, valves, poles and other appurtenances.

20. Subject to all matters shown on the Plan of record as Instrument Number 20210519-0067525, Register's Office of Davidson County, Tennessee.

21. Memorandum of Intercreditor Agreement of record in Instrument No. 20210729-0102206, Register's Office for Davidson County, Tennessee.

22. The premises conveyed herein is a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes establishing a Horizontal Property Regime of Harpeth Heights Townhomes of record as Instrument No. 20211105-0148324, Register's Office for Davidson County, Tennessee.

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Tennessee Certification of Electronic Document

I, Trace Vaillant, 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 March 10, 2022 (date of document).

Trace Vaillant
Affiant Signature

3/10/22
Date

~~State of~~ District
County of Columbia

Sworn to and subscribed before me this 10th day of March, 2022.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES: _____

KATHLEEN T. MCHUGH
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires October 31, 2024

NOTARY'S SEAL

