SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 854094 DEEDWARRSP
05/12/2022 10:31:42 AM 2 pgs
Fees: $13.00 Taxes: $5,920.00
20220512-0054576

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.16.22

(AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 First Avenue S., Suite 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Jonathan E. Holt	New Owner	131 01 2B 009.00
(NAME)	(NAME)	
522 Hobbs Creek Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Million Six Hundred Thousand And No/100 Dollars ($1,600,000.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the Grantor, has/have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan E. Holt, a single man**, hereinafter called Grantee, his/her/their heirs and/or assigns, that certain tract or parcel of land in DAVIDSON County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 9 of Hobbs Creek, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hobbs Creek, a Horizontal Property Regime, of record in Instrument No. 20180926-0095386, amendment in Instrument No. 20190107-0001757, as corrected in Instrument No. 20190110-0002710, and amendment in Instrument No. 20190517-0046839, 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.

Being a part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation, by Quitclaim Deed from Haury & Smith Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20180524-0049761, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018, and recorded on May 24, 2018.

Being a part of the same property conveyed to Haury & Smith Contractors, Inc., a Tennessee corporation, by Warranty Deed from Carolyn H. Hite, unmarried, three-fourths (3/4) undivided interest and Patty Hite Criddle and Charles Smith Criddle, husband and wife, one fourth (1/4) undivided interest of record in Instrument No. 20160408-0033866, in the Register's Office of Davidson County, Tennessee, dated April 01, 2016 and recorded on April 08, 2016.

Being a part of the same property conveyed to Haury & Smith Contractors, Inc., A Tennessee Corporation, by Warranty Deed from Lynn A. Deal, Unmarried, of record in Instrument No. 20150723-0072369, in the Register's Office of Davidson County, Tennessee, dated July 20, 2015 and recorded on July 23, 2015.

Being a part of the same property conveyed to Haury & Smith Contractors, Inc., by Warranty Deed from Arthur Albert Schlott, a unmarried man, of record in Instrument No. 20070815-0097675, in the Register's Office of Davidson County, Tennessee, dated August 15, 2007 and recorded on August 15, 2007.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180926-0095386, being amended in Instrument No. 20190107-0001757 (corrected in Instrument No. 20190110-0002710) and Instrument No. 20190517-0046839, in the Register's office for Davidson County, TN.
Covenants, Conditions, Restrictions, and Easements as set forth in Declaration of Pedestrian - Public Access Easement with Covenants and Restrictions recorded in Instrument No. 20080307-0023084, in the Register's office for Davidson County, TN.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170509-0045910 and Instrument No. 20130422-0039472, in the Register's office for Davidson County, TN.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20071026-0126488, Instrument No. 20071113-0132981 and Instrument No. 20130419-0039236, in the Register's office for Davidson County, TN.
Easement for Inspection and Maintenance Agreement For Private Stormwater Management Facilities, recorded in Instrument No. 20071113-0132942, in the Register's office for Davidson County, TN.
Encroachment Agreement as set forth in instrument recorded in Book 8029, Page 129 and being Re-Recorded in Book 8046, Page 493, in the Register's office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and other matters of public record, (5) taxes for current and subsequent years.

This is improved property know as 522 Hobbs Creek Drive, Nashville, TN 37215

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Effective this 10th day of May, 2022.

Haury & Smith Contractors, Inc.

By:_____
Clay Morris, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 10th day of May, 2022.

_____
Notary Public
My Commission Expires: 7.11.22

