Karen Johnson Davidson County
Batch# 858507 DEEDWARRSP
05/19/2022 10:16:55 AM 3 pgs
Fees: $18.00 Taxes: $1,146.96
20220519-0057974

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
35677-9

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tarrah L. Bonaparte **3075 Talisman Way** **Antioch, TN 37013**	**Inspire Home Loans, Inc.** **2630 Elm Hill Pike 110** **Nashville, TN 37214**	**16403-0D-155.00co**

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 Tennessee, LLC, a Delaware limited liability company** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Tarrah L. Bonaparte, an unmarried woman,** hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Being part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, 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 and Quitclaim Deed dated August 23, 2021, of record in Instrument No. 20210830-0116461, 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 **$309,990.00**

Tarrah L Bonaparte
Affiant

Subscribed and sworn to before me this **18th** day of **May, 2022.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 12/14/24

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 18th day of May, 2022.

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

By: _____
Zack Adler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Zack Adler** 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 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 **Zack Adler** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 18th day of May, 2022.

_____
NOTARY PUBLIC
My Commission Expires: 11/3/25

CARA GRZELAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT A

LEGAL

LAND in Davidson County, Tennessee, being Unit No. 155, Phase 1, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by 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 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No. 20210826-0115250 corrected in Instrument No. 20210827-0115886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibits "B-2" to the First Amendment to the Declarations of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

EXCEPTIONS

1. The Plan of Record in Plat Book 45, Page 168 said Register's Office shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Subject to all matters as shown on the Plan of record in Plat Book 42, Page 186, said Register's Office.
3. Master Deed of Villas at Regal Square Homeowners Association, Inc., of record in Record Book 2151, Page 2284, By-Laws appended thereto as Exhibit "C" to the Declaration of record in Record Book 2151, Page 2329, said Register's Office.
4. Charter of Villas at Regal Square Homeowners Association, Inc., of record in Record Book 2151, Page 1400, said Register's Office.
5. Subdivision Easement and Street Grant Agreement of record in Record Book 2125, Page 1989, said Register's Office.
6. Easement to the State of Tennessee for Construction Slopes outside the purposed right of way, of record in Deed Book 439, Page 405, said Register's Office.
7. Sanitary Sewer Easement of record in Record Book 178, Page 2249, said Register's Office.
8. Subdivision Easement and Street Grant Easement for Regal Square of record in Record Book 983, Page 3789, said Register's Office.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities Partnership, of record in Record Book 981, Page 2275, said Register's Office.
10. Subject to rights granted to Highway Department for Right-of-Way and Family Cemetery as set out in Deed Book 96, Page 632, said Register's Office.

This is improved property, known as **3075 Talisman Way, Antioch, TN 37013**