# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 872518 DEEDWARRSP
06/16/2022 09:58:45 AM 3 pgs
Fees: $18.00 Taxes: $444.00

20220616-0068872

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| NVR, Inc., a Virginia Corporation T/A Ryan Homes | SAME | 181070A10400CO |
| (NAME) | (NAME) | |
| 302 Innovation Drive, Suite 200 | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | |
| | | |
| | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Trails, LLC,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the GRANTEE(S), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274, having been re-subdivided as to Lot 104 by Final Plat Re-Subdivision of OS-1 (Open Space-1), Autumn View, Formerly Brinkley Property Subdivision, Phase 1, of record in Instrument No. 20220504-0051684, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Green Trails, LLC, by Deed dated October 21, 2015 from The Principals Group, LLC, of record in Instrument No. 20151030-0110859 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.

All matters appearing on the plan of record in Instrument No. 20171117-0118274, having been re-subdivided as to Lot 104 by Final Plat Re-Subdivision of record in Instrument No. 20220504-0051684, Register's Office for Davidson County, Tennessee.

Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163 Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.

Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

Subject property was previously open space and was exempt, but may be assessed with retroactive taxes that would be the responsibility of the Seller.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessments contained in the DCCR's/Master Deed.

All other easements and restrictions of record.

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 (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as TBD TBD, Brentwood, TN 37027 (Lot 104, Autumn View, Phase One)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its assigns, forever. 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.

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

Witness my/our hands this 15th day of June, 2022.

GREEN TRAILS, LLC

Rick Deckbar
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rick Deckbar with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Green Trails, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 15th day of June, 2022

Sarah Waring
Notary Public
My Commission Expires: 8-23-2025

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 8599-22