Karen Johnson Davidson County
Batch# 875908 DEEDWARRSP
06/22/2022 02:08:30 PM 5 pgs
Fees: $28.00 Taxes: $11,227.65
20220622-0071326

This instrument prepared by: Samuel J. Blanton; 500 11th Ave. N., Ste 600; Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $3,034,500.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: _____.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 1, 2023

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Century Communities of TENNESSEE, LLC	SAME	Map 164 part of Parcel 64; New tax parcel No. for 2022 taxes: 164030E02800CO
2630 Elm Hill Pike, Suite 110		
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADBURN VILLAGE PHASE 4 PARTNERSHIP,** a Tennessee general partnership ("Grantor") does hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

Lot 28 on Final Plat Hamilton Church Manor Phase 2 of record as Instrument Number 20220104-0001231, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to BRADBURN VILLAGE PHASE 4 PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from AYCOCK PENNY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20181101-0108325, and by Quitclaim Deed of record as Instrument No. 20181101-0108326, dated October 31, 2018, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns, forever.

AND **BRADBURN VILLAGE PHASE 4 PARTNERSHIP**, does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit A attached hereto.

AND **BRADBURN VILLAGE PHASE 4 PARTNERSHIP** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is unimproved property generally known as Lot 28 on Final Plat Hamilton Church Manor Phase 2 of record as Instrument Number 20210104-0001231, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lots.

Hamilton Church Road, Antioch, TN 37013.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 16th day of June, 2022.

BRADBURN VILLAGE PHASE 4 PARTNERSHIP

By: _____

Name: John D. Floyd

Title: authorized partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared John D Floyd with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized partner of **BRADBURN VILLAGE PHASE 4 PARTNERSHIP,** a Tennessee general partnership, the within named bargainor, and that he as such Partner , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **BRADBURN VILLAGE PHASE 4 PARTNERSHIP** as authorized member.

WITNESS my hand and official seal at office this 16th day of June, 2022.

_____
Notary Public

JEFFREY L. REED STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/19/2025.

Exhibit A
Title exceptions

1. Order of Permanent Easement to the Metropolitan Government of Nashville and Davidson County, of record as Instrument No. 20090619-0057110, Register's Office for Davidson County, Tennessee.

2. DECLARATION OF RESTRICTIONS AND COVENANTS for STORMWATER FACILITIES and SYSTEMS of record as Instrument No. 20190620-0059751, said Register's Office.

3. Matters shown on Final Plat Hamilton Church Manor Phase 2 of record as Instrument Number 20210104-0001231, Register's Office for Davidson County, TN.

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 6/16/2022 (date of document).

Samuel J. Blanton
Affiant Signature

6/16/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2022

Lindsay M. Wells
Notary's Signature

MY COMMISSION EXPIRES: 01/23



NOTARY'S SEAL