Karen Johnson Davidson County
Batch# 898607 DEEDWARRSP
08/04/2022 08:29:30 AM 8 pgs
Fees: $43.00 Taxes: $9,468.30
20220804-0088706

This instrument prepared by: Hugh W. Entrekin ; 4235 Hillsboro Rd, Suite 300. ; Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $2,559,000.00

AFFIANT

NOTARY PUBLIC

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

My Commission Expires: 3.3.25.

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 See new tax parcel numbers for 2022 on Exhibit A
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:

Lots 3-23 and 29-42 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.

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 B 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 Lots 3-23 and 29-42 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. New tax parcel numbers listed on Exhibit A attached hereto.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 1st day of August, 2022.

BRADBURN VILLAGE PHASE 4 PARTNERSHIP

By: _____

Name: Austin B Pennington

Title: authorized partner

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Austin Pennington, 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 1 day of August, 2022.

_____
Notary Public

My Commission Expires: 3/21/2026

CAROLYN M FRANCIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-21-2026

Exhibit A
New tax parcel numbers

Parcel Number	Address	Address	Description
164030E02300CO	2144 POSTINGS PT	Antioch, TN 37013	LOT 23 HAMILTON CHURCH MANOR PH2
164030E02200CO	2136 POSTINGS PT	Antioch, TN 37013	LOT 22 HAMILTON CHURCH MANOR PH2
164030E02100CO	2132 POSTINGS PT	Antioch, TN 37013	LOT 21 HAMILTON CHURCH MANOR PH2
164030E02000CO	2128 POSTINGS PT	Antioch, TN 37013	LOT 20 HAMILTON CHURCH MANOR PH2
164030E01900CO	2124 POSTINGS PT	Antioch, TN 37013	LOT 19 HAMILTON CHURCH MANOR PH2
164030E01500CO	2700 SPARROWGAP TRL	Antioch, TN 37013	LOT 15 HAMILTON CHURCH MANOR PH2
164030E01800CO	2120 POSTINGS PT	Antioch, TN 37013	LOT 18 HAMILTON CHURCH MANOR PH2
164030E01600CO	2704 SPARROWGAP TRL	Antioch, TN 37013	LOT 16 HAMILTON CHURCH MANOR PH2
164030E01700CO	2708 SPARROWGAP TRL	Antioch, TN 37013	LOT 17 HAMILTON CHURCH MANOR PH2
164030E02900CO	2147 POSTINGS PT	Antioch, TN 37013	LOT 29 HAMILTON CHURCH MANOR PH2
164030E03000CO	2143 POSTINGS PT	Antioch, TN 37013	LOT 30 HAMILTON CHURCH MANOR PH2
164030E03100CO	2139 POSTINGS PT	Antioch, TN 37013	LOT 31 HAMILTON CHURCH MANOR PH2
164030E03200CO	2135 POSTINGS PT	Antioch, TN 37013	LOT 32 HAMILTON CHURCH MANOR PH2
164030E03300CO	2131 POSTINGS PT	Antioch, TN 37013	LOT 33 HAMILTON CHURCH MANOR PH2
164030E03400CO	2127 POSTINGS PT	Antioch, TN 37013	LOT 34 HAMILTON CHURCH MANOR

			PH2
164030E01400CO	2705 SPARROWGAP TRL	Antioch, TN 37013	LOT 14 HAMILTON CHURCH MANOR PH2
164030E03500CO	2123 POSTINGS PT	Antioch, TN 37013	LOT 35 HAMILTON CHURCH MANOR PH2
164030E03600CO	2119 POSTINGS PT	Antioch, TN 37013	LOT 36 HAMILTON CHURCH MANOR PH2
164030E01300CO	2709 SPARROWGAP TRL	Antioch, TN 37013	LOT 13 HAMILTON CHURCH MANOR PH2
164030E04200CO	1213 FOXTON LN	Antioch, TN 37013	LOT 42 HAMILTON CHURCH MANOR PH2
164030E04100CO	1217 FOXTON LN	Antioch, TN 37013	LOT 41 HAMILTON CHURCH MANOR PH2
164030E04000CO	1221 FOXTON LN	Antioch, TN 37013	LOT 40 HAMILTON CHURCH MANOR PH2
164030E01200CO	2713 SPARROWGAP TRL	Antioch, TN 37013	LOT 12 HAMILTON CHURCH MANOR PH2
164030E03900CO	1225 FOXTON LN	Antioch, TN 37013	LOT 39 HAMILTON CHURCH MANOR PH2
164030E03800CO	1229 FOXTON LN	Antioch, TN 37013	LOT 38 HAMILTON CHURCH MANOR PH2
164030E03700CO	1233 FOXTON LN	Antioch, TN 37013	LOT 37 HAMILTON CHURCH MANOR PH2
164030E01100CO	2717 SPARROWGAP TRL	Antioch, TN 37013	LOT 11 HAMILTON CHURCH MANOR PH2
164030E01000CO	2721 SPARROWGAP TRL	Antioch, TN 37013	LOT 10 HAMILTON CHURCH MANOR PH2
164030E00900CO	2725 SPARROWGAP TRL	Antioch, TN 37013	LOT 9 HAMILTON CHURCH MANOR PH2
164030E00800CO	2729 SPARROWGAP TRL	Antioch, TN 37013	LOT 8 HAMILTON CHURCH MANOR PH2
164030E00700CO	2733	Antioch, TN	LOT 7 HAMILTON

	SPARROWGAP TRL	37013	CHURCH MANOR PH2
164030E00600CO	2737 SPARROWGAP TRL	Antioch, TN 37013	LOT 6 HAMILTON CHURCH MANOR PH2
164030E00500CO	2745 SPARROWGAP TRL	Antioch, TN 37013	LOT 5 HAMILTON CHURCH MANOR PH2
164030E00400CO	2749 SPARROWGAP TRL	Antioch, TN 37013	LOT 4 HAMILTON CHURCH MANOR PH2
164030E00300CO	2753 SPARROWGAP TRL	Antioch, TN 37013	LOT 3 HAMILTON CHURCH MANOR PH2

Exhibit B

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 20220104-0001231, Register's Office for Davidson County, TN.

True Copy Certification Form pursuant to T.C.A. 66-24-101(d) (3)

I, Hugh W. Entrekin, 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 8-3-22 (date of document).

HWE

Affiant Signature

8-3-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2022

Allie Efferson

Notary's Signature

MY COMMISSION EXPIRES: 3-3-25

Notary's Seal (if on paper)

