Box 14
35901-9

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 900303 **DEEDWARRSP**
08/08/2022 10:18:53 AM 2 pgs
Fees: $13.00 Taxes: $2,219.22

20220808-0089842

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$599,790.00.**

Affiant

Subscribed and sworn to before me, this the **5th** day of **August, 2022.**

Notary Public
My commission expires: 5/9/2026

(AFFIX SEAL)

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

File # 35901-9

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Michael Sepanski and Marcella Sepanski**<br>**6149 Binns Lane**<br>**Hermitage, TN 37076** | **New Owner** | **074-16-0-A-075-00co** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Parkhaven Communities, LLC, a Tennessee limited liability company ,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Michael Sepanski and Marcella Sepanski, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 75 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 2, 2021, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015258, Register's Office for Davidson County, Tennessee.**

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.
2. The Plan of record in Instrument No. 20200527-0054555, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities & By-Laws appended thereto of record in Instrument No. 20210401-0042733, said Register's Office.
4. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office.
5. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, said Register's Office.
6. Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, said Register's Office.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, said Register's Office.
8. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, said Register's Office.
9. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Instrument No. 20201023-0123409, said Register's Office. (Lot 26 of Phase 1)
10. Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office.

This is improved property, known as **6149 Binns Lane, Hermitage, TN 37076.**

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, and the heirs and/or assigns of said GRANTEE, forever; and, the GRANTOR further covenants with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said GRANTEE, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR.

Witness my/our hand(s) this **5th** day of **August, 2022.**

**Parkhaven Communities, LLC, a Tennessee limited liability company**

**By:** Carl A Neuhoff
**Name:** **Carl A. Neuhoff, Jr.**
**Its:** **Vice President**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr., Vice President** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the **Vice President** of **Parkhaven Communities, LLC**, the within named bargainor, a Tennessee 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 **Carl A. Neuhoff, Jr.** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **5th** day of **August, 2022.**

M Boyd
**Notary Public**
**My Commission Expires:** 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON