Karen Johnson Davidson County
Batch# 902934 DEEDWARRSP
08/12/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220812-0091900

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2022. Notary Public MY COMMISSION EXPIRES: 11-12-2026 (AFFIX SEAL)

JALANIE STEVENSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Richard T. Blackwood and Tina H. Blackwood 2044 Morrison Ridge Drive Nashville, TN 37221	new owners	143 01 0D 029.00

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, I/we, **Haury and Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Richard T. Blackwood and Tina H. Blackwood, husband and wife**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 29 of Belle Meade Ridge Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Belle Meade Ridge Townhomes, a Horizontal Property Regime, of record in Instrument No. 20200123-0008509, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Haury and Smith Contractors, Inc., by Warranty Deed from Charles Randal Brock, Trustee of the Wells Family Trust U/W/O Dorothy W. Wells, of record in Instrument No. 20060419-0044933, in the Register's Office for Davidson County, Tennessee, dated April 19, 2006 and recorded on April 19, 2006.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200123-0008509, Amended in Instrument Nos. 20210104-0000013, 20210104-0000014, 20210127-0012271, and 20220426-0048083, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180410-0033672, said Register's Office.
Easement for Water Line, recorded in Book 6431, Page 402, said Register's Office.
Easement for Water Line and Sewer Line, recorded in Book 6800, Page 409, said Register's Office.
Easement for Agreement for Dedication of a Public Utilities, recorded in Instrument No. 20201015-0120032, said Register's Office.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060712-0083957, said Register's Office.

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.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 2044 Morrison Ridge Drive, Nashville, TN 37221

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

Witness my/our hand(s) this 11 day of August, 2022.

Haury and Smith Contractors, Inc.

BY: _____
Clay Morris, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Clay Morris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Financial Officer of Haury & Smith Contractors, Inc., the within named bargainor, a corporation, and that Clay Morris as such Chief Financial Officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Financial Officer.

Witness my hand and seal, at office in Brentwood, TN this 11 day of August, 2022.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-07-26

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO: Tennessee Title Services
112 Center Ct Suite A
Clarksville TN 37040

Certificate of Authenticity

I, Joshua A. Terry, 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 August 11 2022.

Affiant Signature

8/12/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/12/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON