Karen Johnson Davidson County
Batch# 911940 DEEDWARRSP
09/02/2022 10:24:42 AM 3 pgs
Fees: $18.00 Taxes: $1,589.06
20220902-0099161

36044-4

Box 14

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gergis Ussef & Mariam Gad	**CMG Mortgage, Inc. dba CMG Home Loans**	**149-11-O-A-200.00co**
3137 Bromley Way	**3160 Crow Canyon Road, Ste 300**	
Antioch, TN 37013	**San Ramon, CA 94583**	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, **Century Communities of Tennessee, LLC, a Delaware limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Gergis Ussef and Mariam Gad, husband and wife,** hereinafter called the Grantee, his heirs and assigns, certain land in Rutherford County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Final Plat of Phase XI, Cambridge Forest Subdivision of record in Instrument No. 20211119-0154006, Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being part of the same property vested in Century Communities of Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed dated November 19, 2019, from Cedar Stone Development, LLC, a Tennessee limited liability company of record in Instrument No. 20191120-0119569, and as corrected by Affidavit of Scrivener's Error dated January 7, 2020, of record in Instrument No. 20200107-0002131, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $429,475.00.

Gergis Ussef
Affiant

Subscribed and sworn to before me this **31st** day of **August, 2022.**

My Commission Expires: 5/9/2026

M Boyd
Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth in Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 31st day of August, 2022.

Century Communities of Tennessee, LLC, a Delaware limited liability company

By: _____
Zack Adler, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Zack Adler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signatory** of **Century Communities of Tennessee, LLC**, the within named bargainor, a Delaware 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 **Zack Adler** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 31st day of August, 2022.

_____
NOTARY PUBLIC
My Commission Expires: 11/3/25

CARA GRZELAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT "A"

To
Special Warranty Deed from
Century Communities of Tennessee, LLC to
Gergis Ussef & Mariam Gad

THE conveyance of the heretofore described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20211119-0154006, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions for Cambridge Forest XI of record in Instrument No. 20220818-0093786, and By-Laws appended thereto, said Register's Office.**
3) **Charter of Cambridge Forest XI Owner's Association, Inc., of record in Instrument No. 20220818-0093787, said Register's Office.**
4) **Declaration of Restrictive Covenants for Cambridge Forest, Phase III, of record in Instrument No. 20020221-0022797 amended in Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No.20110919-0072463, Instrument No. 20130225-0018348, and Instrument No. 20190314-0023576, said Register's Office.**
5) **Bylaws of Cambridge Forest II Homeowner's Association, Inc. of record in Instrument No. 20020221-0022798, said Register's Office.**
6) **Agreement for a road right of way of record in Book 1147 Page 148, said Register's Office.**
7) **Telephone Line Easement of record in Book 1207 Page 529, Register's Office for Davidson County, Tennessee.**
8) **Roadway Easement of record in Chancery Court Plan Book 3 Page 26, Register's Office for Davidson County, Tennessee.**
9) **All matters shown on the Plan of record in Plat Book 6900 Pages 561 and 562, said Register's Office.**
10) **Sanitary Sewer and/or Storm Drainage Easements of record in Book 6881 Page 320 and Book 7453 Page 445, said Register's Office.**
11) **Easement for sewer purposes as stated in the Deed of record in Book 8795 Page 158, said Register's Office.**
12) **Storm Water Detention Agreements of record in Book 7632 Page 962 and Instrument No. 20020308-0029654, said Register's Office,**
13) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 3137 Bromley Way, Antioch, TN 37013.