SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 930206 DEEDWARRSP
10/17/2022 09:45:01 AM 4 pgs
Fees: $23.00 Taxes: $1,234.76

20221017-0113195

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation T/A Ryan Homes		050020D06600CO (Unit 66)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		050020D06700CO (Unit 67)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		050020D06800CO (Unit 68)
		050020D06900CO (Unit 69)
		050020D07000CO (Unit 70) 050020D07100CO (Unit 71)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thornton Grove Green, LLC, a Delaware Limited Liability Company,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the GRANTEE(S), its 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 Unit Nos. 66, 67, 68, 69, 70 and 71 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company, by (i) Special Warranty Deed from Ewing Creek Limited Partnership, a Tennessee limited partnership, of record in

Instrument No. 20180329-0029387; (ii) Special Warranty Deed from Thomas Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone, (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone, of record in Instrument No. 20180329-0029388; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument No. 201803290029389; (iv) Special Warranty Deed from Brick Church Properties Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029390; (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above, of record in Instrument No. 20180329-0029391; and further conveyed by Quitclaim Deed for Combining Property Into One Map and Parcel Number, of record in Instrument No. 20191017-0106509, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2022, now due and payable, but not delinquent until March 01, 2023. Said taxes have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2023, and subsequent years, which are not yet due and payable.

All matters shown on the Site Plan attached as Exhibit 2 to the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee.

All matters shown on the boundary plats of record in Instrument No. 20200828-0097695 (Phases 1B & 1C) and Instrument No. 20210908-0120324 (Phase 2A), Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200608-0058652; as supplemented and amended by First Supplement and Amendment to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C) of record in Instrument No. 20201209-0143747; as supplemented by Second Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2A Property) of record in Instrument No. 20210924-0128409; as supplemented by Third Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2B Townhome Property) of record in Instrument No. 20220421-0046291; as supplemented by Fourth Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 3A Property) of record in Instrument No. 20220426-0048068, Register's Office for Davidson County, Tennessee.

Charter of Thornton Grove Homeowners Association, Inc. of record in Instrument No. 20190723-0072220, Register's Office for Davidson County, Tennessee.

All matters including but not limited to an ingress and egress easement to and from highway, a drainage easement and a temporary construction easement set out in Book 5992, Page 654, Register's Office for Davidson County, Tennessee.

All matters including but not limited to a TVA Easement of record in Book 3068, Page 480, Register's Office for Davidson County, Tennessee.

All matters including but not limited to a 50' wide easement set out in Book 6199, Page 554, Register's Office for Davidson County, Tennessee.

Mutual Grant and Declaration of Easements of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190906-0090115, Register's Office for Davidson County, Tennessee.

Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20210212-0020228, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5613, page 216, Register's Office for Davidson County, Tennessee.

All matters shown on the survey dated December 6, 1989 by J. Bruce Rainey, TN RLS #823.

All matters shown on the survey dated February 15, 2018 by Christopher Lyle Goetz, TN RLS #2660.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

All other easements and restrictions of record.

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.

unimproved ☑

This is improved ☐ property, known as 2757 Thornton Grove Blvd. #222, Nashville, TN 37207 (Unit 66, Thornton Grove, Ph 2B)
2757 Thornton Grove Blvd. #220, Nashville, TN 37207 (Unit 67, Thornton Grove, Ph 2B)
2757 Thornton Grove Blvd. #218, Nashville, TN 37207 (Unit 68, Thornton Grove, Ph 2B)
2757 Thornton Grove Blvd. #216, Nashville, TN 37207 (Unit 69, Thornton Grove, Ph 2B)
2757 Thornton Grove Blvd. #214, Nashville, TN 37207 (Unit 70, Thornton Grove, Ph 2B)
2757 Thornton Grove Blvd. #212, Nashville, TN 37207 (Unit 71, Thornton Grove, Ph 2B)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Witness my/our hands this 11th day of October, 2022.

THORNTON GROVE GREEN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Frank Cartolano
Authorized Agent

State of Connecticut
County of Fairfield

Personally appeared before me, a notary public in and for the state and county aforementioned, Frank Cartolano with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Thornton Grove Green, LLC, a Delaware Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 11th day of October, 2022.

Notary Public
My Commission Expires: _____

File No.: 9088-22

PAULA VASQUEZ
NOTARY PUBLIC
State of Connecticut
My Commission Expires
March 31, 2027