Karen Johnson Davidson County
Batch# 941805 DEEDWARRSP
11/16/2022 10:34:30 AM 2 pgs
Fees: $13.00 Taxes: $4,914.62
20221116-0121968

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,328,275.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2022. Notary Public MY COMMISSION EXPIRES: 6-27-26 (AFFIX SEAL)

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Riley Bryant and Sarah Bryant	Riley Bryant and Sarah Bryant 2503 Belmont Blvd Nashville, TN 37212	103 04 0 444.00

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, **Richland Building Partners, LLC, a Tennesee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Riley Bryant and Sarah Bryant, 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:

Land in Davidson County, Tennessee, being Unit 110 as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 110 47th Avenue Townhomes of record at Instrument No. 20210205-0017157, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee Limited Liability Company, by Warranty Deed from SEG Investments, LP, A Tennessee Limited Partnership, as successor in interest to the David W. Gaw Family Limited Partnership, of record in Instrument No. 20210205-0016994, in the Register's Office of Davidson County, Tennessee, dated February 04, 2021 and recorded on February 5, 2021.

Being part of the same property conveyed to The David W. Gaw Family Limited Partnership, by Warranty Deed from Century III Residential - 82 Ltd., a partnership, of record in Book 8760, Page 752, in the Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 19, 1992.

This conveyance is subject to the following: Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot No. 10, Sylvan Park Subdivision, as recorded in Plat Book 5910, Page(s) 398. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210205-0017157, as amended in Instrument No. 20210913-0122508. Easement recorded in Book 5613, Page 211 and Book 5626, Page 828. Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 6129, Page 697.

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 ☒ 110 47th Ave N., Nashville, TN 37209

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 14th day of November, 2022.

Richland Building Partners, LLC, a Tennessee
Limited Liability Company

BY: _____
Chris Barnhizer
authorized agent

STATE OF TENNESSEE

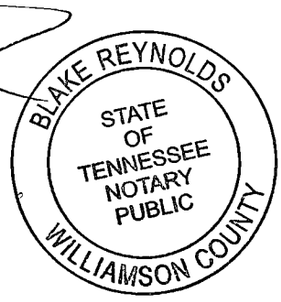
COUNTY OF Williamson

Before me, of the state and county mentioned, personally appeared Chris Barnhizer, 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 authorized agent of Richland Building Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, a corporation, and that such president or officer as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as authorized agent.

Witness my hand and seal, at office in Franklin TN, this 14th day of November, 2022.

_____
Notary Public

My Commission Expires: 6-27-26



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064