Box 36
(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000 00

Affiant

Subscribed and sworn to me on April 17, 2023

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 07, 2024

My commission expires _____

Karen Johnson Davidson County
Batch# 993234 DEEDWARRSP
04/18/2023 03 15 25 PM 3 pgs
Fees $18 00 Taxes $2,960 00

20230418-0028581

THIS INSTRUMENT WAS PREPARED BY
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36143A

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	A portion of 181-123

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Green Trails, LLC, a Tennessee limited liability company **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows

Land in Davidson County, Tennessee being Lots 26, 30, 31, 32 & 33 as shown on the Final Plat of The Hill Property, Phase 2, of record as Instrument No 20221102-0118518 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Deed from Suzanne Hill Nicols, Shelley Ruth Cook and Benjamin Franklin Hill, III, of record as Instrument No 20190801-0075717, Register's Office for Davidson County, Tennessee

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

1 2023 Davidson County taxes which have been prorated by the parties and are assumed by the Grantee

2 All matters as shown on the plan of record in Instrument No 20221102-0118518, Register's Office for Davidson County, Tennessee

3 Grant of Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee

4 Declaration of Covenants, Conditions, and Restrictions for Autumn View of record in Instrument No 20171120-0119163, Register's Office for Davidson County, Tennessee, as supplemented by the First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855, said Register's Office, said First Supplement as corrected by the Scrivener's Affidavit of record in Instrument No 20191030-0111535, said Register's Office; and as supplemented by the Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No 20200722-0080431, said Register's Office; as supplemented by the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property), of record in Instrument No 20210727-0100923, said Register's Office, as supplemented by the Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property), of record in Instrument No 20211221-0168357, said Register's Office, as supplemented by the Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 2 Hill Property), of record in Instrument No 20221109-0120350, said Register's Office

5 Declaration of Restrictions for Stormwater Facilities and Systems of record in Instrument No 20200729-0083273, Register's Office for Davidson County, Tennessee

6 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No 20210507-0061528, Register's Office for Davidson County, Tennessee

7 Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

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 does covenant 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, unless otherwise herein set out, and GRANTOR does further covenant and bind itself, its successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise 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

WITNESS my hand effective on April 17, 2023

Green Trails, LLC.
a Tennessee limited liability company

By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Rick Deckbar, 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 Chief Manager of Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as Chief Manager

Witness my hand and official seal on April 17, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024