This instrument was prepared by:

Chandler Farmer, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6000

Recorded by:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, DC 20036
DC2300706- TV- 1 of 4

Fourth Takedown
Lots 33-48 & 61-78

Karen Johnson Davidson County
Batch# 1009262 DEEDWARRSP
05/31/2023 09:57:30 AM 7 pgs
Fees: $38.00 Taxes: $12,951.11
20230531-0040861

SPECIAL WARRANTY DEED

FROM: SEASIDE FLA, LLC, a Florida limited liability company, Grantor

TO: BEAZER HOMES, LLC, a Delaware limited company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Beazer Homes, LLC 501 Corporate Center Drive, Suite 180 Franklin, Tennessee 37067	Same	See attached Exhibit A-1

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is THREE MILLION FIVE HUNDRED THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($3,500,300.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 24th day of May, 2023.

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/21/25

FOR AND IN CONSIDERATION of the sum of THREE MILLION FIVE HUNDRED THOUSAND THREE HUNDRED AND NO/100 DOLLARS ($3,500,300.00), the receipt and sufficiency of which are hereby acknowledged, SEASIDE FLA, LLC, a Florida limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto BEAZER HOMES, LLC, a Delaware limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the City of Nashville, Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is UNIMPROVED PROPERTY more commonly known as a portion of Harpeth Heights Townhomes, 615 Old Hickory Boulevard, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject. 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.

IN WITNESS WHEREOF, the undersigned has caused this Deed of Trust to be executed by its duly authorized officer and its seal affixed hereto as of the 26th day of May, 2023.

ASSIGNOR:

SEASIDE FLA, LLC, a Florida limited liability company

By: _____
J. TRENT LEHMAN
Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Karly Pickerign, a Notary Public of said County and State, personally appeared J. TRENT LEHMAN, 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 Representative (or other officer authorized to execute the instrument) of SEASIDE FLA, LLC, the within named bargainor, a Florida limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation by himself as Authorized Representative.

Witness my hand and seal, at Office in Brentwood, Tennessee, this 24th day of May, 2023.

_____
Notary Public
My Commission Expires: 9/21/25

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee being Townhome Lots 33 through 48, inclusive, and Lots 61 through 78, inclusive, each a Private Element of Harpeth Heights Townhomes, a Horizontal Property Regime With Private Elements, having been established pursuant to Tennessee Code Annotated §66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, and Amended in Instrument No. 20220314-0029617, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By-Laws of the Townhome Association.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, Register's Office for Davidson County, Tennessee, the property within which is subject to the above-referenced Declaration, and the referenced Plat.

Being a portion of the same property conveyed to Seaside Fla, LLC, a Florida limited liability company, by deed recorded as Instrument No. 20210115-0007394, in the Register's Office for Davidson County, Tennessee.

Tract 2:

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A-1

MAP AND PARCEL NUMBERS

114-15-1B-033.00CO (Lot 33)	114-15-1B-034.00CO (Lot 34)	114-15-1B-035.00CO (Lot 35)
114-15-1B-036.00CO (Lot 36)	114-15-1B-037.00CO (Lot 37)	114-15-1B-038.00CO (Lot 38)
114-15-1B-039.00CO (Lot 39)	114-15-1B-040.00CO (Lot 40)	114-15-1B-041.00CO (Lot 41)
114-15-1B-042.00CO (Lot 42)	114-15-1B-043.00CO (Lot 43)	114-15-1B-044.00CO (Lot 44)
114-15-1B-045.00CO (Lot 45)	114-15-1B-046.00CO (Lot 46)	114-15-1B-047.00CO (Lot 47)
114-15-1B-048.00CO (Lot 48)	114-15-1B061.00CO (Lot 61)	114-15-1B062.00CO (Lot 62)
114-15-1B063.00CO (Lot 63)	114-15-1B064.00CO (Lot 64)	114-15-1B065.00CO (Lot 65)
114-15-1B066.00CO (Lot 66)	114-15-1B067.00CO (Lot 67)	114-15-1B068.00CO (Lot 68)
114-15-1B069.00CO (Lot 69)	114-15-1B070.00CO (Lot 70)	114-15-1B071.00CO (Lot 71)
114-15-1B072.00CO (Lot 72)	114-15-1B073.00CO (Lot 73)	114-15-1B074.00CO (Lot 74)
114-15-1B075.00CO (Lot 75)	114-15-1B076.00CO (Lot76)	114-15-1B077.00CO (Lot 77)
114-15-1B078.00CO (Lot 78)		

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for the year 2023, a lien, but not yet due or payable.

2. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 506, as corrected in Book 8905, Page 49, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

3. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 621, Register's Office for Davidson County, Tennessee. (Tract 2)

4. Agreement for Dedication of Easement for Sewer Line of record in Book 7142, Page 512, in the Register's Office for Davidson County, Tennessee. (Tract 2)

5. Agreement for Dedication of Easement for Sewer Line of record in Book 7142, Page 514, in the Register's Office for Davidson County, Tennessee. (Tract 2)

6. Easements of record in Book 7847, Page 343, in the Register's Office for Davidson County, Tennessee. (Tract 2)

7. Easements of record in Book 7903, Page 73, in the Register's Office for Davidson County, Tennessee. (Tract 2)

8. Agreement for Dedication of Sewer Easement of record in Book 8089, Page 718, in the Register's Office for Davidson County, Tennessee. (Tract 2)

9. Agreement for Dedication of Public Utilities Easement of record in Book 8089, Page 722, in the Register's Office for Davidson County, Tennessee. (Tract 2)

10. Agreement for Dedication of Public Utilities of record in Book 8248, Page 238, in the Register's Office for Davidson County, Tennessee. (Tract 2)

11. Agreement of record in Book 8891, Page 313, Register's Office for Davidson County, Tennessee, as affected by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

12. Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee. (Tract 2)

13. Stormwater Detention Agreement of record in Instrument Number 20030513-0064092, in the Register's Office for Davidson County, Tennessee, as affected by Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201218-0150077, in the Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

14. Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, as affected by Confirmation of Expiration of Termination Provisions of record in Instrument No. 20210804-0104791, Register's Office for Davidson County, Tennessee. (Tracts 1 and 2)

15. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument No. 20210115-0007399, Register' Office for Davidson County, Tennessee. (Tracts 1 and 2)

16. Subject to all matters shown on the Plan of record as Instrument Number 20010920-0101746, Register's Office of Davidson County, Tennessee. (Tract 2)

17. Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and Seaside Fla, LLC of record in Instrument No. 20210115-0007394, Register's Office for Davidson County, Tennessee. (Tract 1)

18. Conditions and Restrictions as set forth in Special Warranty Deed between Sam's Real Estate Business Trust and CRP/Crescent Harpeth Heights, LLC of record in Instrument No. 20210115-0007393, Register's Office for Davidson County, Tennessee. (Tract 2)

19. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Joey C. Wilson II, TN RLS # 2089 of Wilson & Associates, P.C. dated 5-28-2021:

a. Utility lines, with meters, valves, poles and other appurtenances.

20. Subject to all matters shown on the Plan of record as Instrument Number 20210519-0067525, Register's Office of Davidson County, Tennessee.

21. Memorandum of Intercreditor Agreement of record in Instrument No. 20210729-0102206, Register's Office for Davidson County, Tennessee.

22. Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes establishing a Horizontal Property Regime of Harpeth Heights Townhomes of record as Instrument No. 20211105-0148324, and Amended in Instrument No. 20220314-0029617 and 20221212-0128620, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Tracie Vaillant, 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 May 26, 2023 (date of document).

Tracie Vaillant
Affiant Signature

5/30/23
Date

State of District of
County of Columbia

Sworn to and subscribed before me this 30th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-28-2025

NOTARY'S SEAL

JOHNIKA NAOMI BROWN
NOTARY PUBLIC
DISTRICT OF COLUMBIA
MY COMMISSION EXPIRES 2/28/2025