Karen Johnson Davidson County
Batch# 1093282 DEEDWARRSP
01/24/2024 10:34:30 AM 9 pgs
Fees: $48.00 Taxes: $12,580.00
20240124-0004665

This instrument prepared by: Samuel J. Blanton; 500 11th Ave. N. STE 600; Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 3,400,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: 3-6-24.

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

SPECIAL WARRANTY DEED

| Address New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Century Communities of Tennessee, LLC | SAME | See Ex. C |
| 7100 Commerce Way | | |
| Suite 180 | | |
| Brentwood, TN 37207 | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SNY OF TENNESSEE, LLC,** a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

**See Exhibit A attached hereto**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns, forever.

AND **SNY OF TENNESSEE, LLC**, does covenant that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for matters shown on Exhibit B attached hereto.

AND **SNY OF TENNESSEE, LLC** does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

The Property is unimproved property located at Wiltshire Park Pl., Hermitage, TN 37076. Tax parcels are listed on the attached Exhibit C.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 19th day of January, 2024.

**SNY OF TENNESSEE, LLC**

By: _____

**Name:** Gary Wisniewski

**Title:** SOT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Gary Wisniewski, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the SOT of **SNY OF TENNESSEE, LLC,** a Tennessee limited liability company, the within named bargainor, and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **SNY OF TENNESSEE, LLC** as authorized member.

WITNESS my hand and official seal at office this 19th day of January, 2024.

Candace Croom
Notary Public

My Commission Expires: 1-30-2027.



Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Unit Nos. 6A and 6B on the plan of Homes at Park at Wiltshire - Lot 6, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 6, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210406-0045418, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 7A and 7B on the plan of Homes at Park at Wiltshire - Lot 7, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 7, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210406-0045427, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 9A and 9B on the plan of Homes at Park at Wiltshire - Lot 9, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 9, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210406-0045433, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 10A and 10B on the plan of Homes at Park at Wiltshire - Lot 10, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 10, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210406-0045436, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 11A and 11B on the plan of Homes at Park at Wiltshire - Lot 11, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 11, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210406-0045435 and Instrument No. 20210406-0045437, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 17A and 17B on the plan of Homes at Park at Wiltshire - Lot 17, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 17, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210505-0060257, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 19A and 19B on the plan of Homes at Park at Wiltshire - Lot 19, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 19, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210602-0073979, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 20A and 20B on the plan of Homes at Park at Wiltshire - Lot 20, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 20, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210602-0073978, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 21A and 21B on the plan of Homes at Park at Wiltshire - Lot 21, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 21, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210602-0073982, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 22A and 22B on the plan of Homes at Park at Wiltshire - Lot 22, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 22, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210602-0073972, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 23A and 23B on the plan of Homes at Park at Wiltshire - Lot 23, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 23, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210602-0073969, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 24A and 24B on the plan of Homes at Park at Wiltshire - Lot 24, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 24, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210615-0080742, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 25A and 25B on the plan of Homes at Park at Wiltshire - Lot 25, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 25, a Horizontal

Property Regime with Private Elements of record in Instrument No. 20210615-0080764, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 26A and 26B on the plan of Homes at Park at Wiltshire - Lot 26, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 26, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210615-0080769, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 27A and 27B on the plan of Homes at Park at Wiltshire - Lot 27, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at Wiltshire - Lot 27, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210615-0080766, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete accurate description thereof.

Being part of the same property conveyed to SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from THE METTLE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 15, 2019, of record in Instrument No. 20190215-0014367, said Register's Office.

Exhibit B

## Title exceptions

1. Matters shown on the Plan of record in Book 6200, Page 100, Instrument No. 20190124-0006962 and 20201124-0137712, said Register's Office.

2. Metropolitan Health Department Letter 6353, Page 842, said Register's Office.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190523-0049089, said Register's Office.

4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instruments of record in Instrument No. 20210406-0045420, Instrument No. 20210406-0045416, Instrument No. 20210406-0045418, Instrument No. 20210406-0045427, Instrument No. 20210406-0045433, Instrument No. 20210406-0045436, Instrument No. 20210406-0045435 and Instrument No. 20210406-0045437, Instrument No. 20210406-0045430, Instrument No. 20210728-0101745, Instrument No. 20210506-0061006, Instrument No. 20210505-0060245, Instrument No. 20210505-0060248, Instrument No. 20210505-0060257, Instrument No. 20210505-0060260, Instrument No. 20210602-0073979, Instrument No. 20210602-0073978, Instrument No. 20210602-0073982, Instrument No. 20210602-0073972, Instrument No. 20210602-0073969, Instrument No. 20210615-0080742, Instrument No. 20210615-0080764, Instrument No. 20210615-0080769 and Instrument No. 20210615-0080766, said Register's Office.

5. Master Declaration in Instrument No. 20210317-0035502.

6. Exhibit C

Map and Parcel Numbers

098-13-0M-002-00-CO,
098-13-0M-001.00-CO,
098-13-0O-002.00-CO,
098-13-0O-001.00-CO,
098-13-0R-001.00-CO,
098-13-0R-002.00-CO,
098-13-0T-001.00-CO,
098-13-0T-0021.00-CO,
098-13-0S-001.00-CO,
098-13-0S-002.00-CO,
098-13-0W001.00-CO,
098-13-0W-001.00-CO,
098-13-4C-001.00-CO,
098-13-4C-002.00-CO,
098-13-4B-001.00-CO,
098-13-4B-002-.00-CO,
098-13-4D-001.00-CO,
098-13-4D-002.00-CO,
098-13-4A-001.00-CO,
098-13-4A-002.00-CO,
098-13-0Z-001.00-CO,
098-13-0Z-002.00-CO,
098-13-4E-001.00-CO,
098-13-4E-002.00-CO,
098-13-4F-001.00-CO,
098-13-4F-002.00-CO,
098-13-4H-001.00-CO,
098-13-4H-002.00-CO,
098-13-4G-001.00-CO,
098-13-4G-002.00-CO

**Tennessee Certification of Electronic Document**

I, Samuel J. Blanton, 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 1/19/24 (date of document).

Affiant Signature

1/23/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3-6-24

NOTARY'S SEAL

