Karen Johnson Davidson County
Batch# 1093282 DEEDWARRSP
01/24/2024 10:34:30 AM 7 pgs
Fees: $38.00 Taxes: $21,811.15
20240124-0004666

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 $5,494,905.54.

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, **SouthPoint of TN, 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 **SouthPoint of TN, 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 **SouthPoint of TN, 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 and improved property located at SouthPoint SP Phase 3, of record at PL-20220926 0106612, incorporated by reference. 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.

SouthPoint of TN, LLC

By: _____

Name: Gary Wisniewski

Title: SOCT

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 SOCT of **SouthPoint of TN, LLC**, a 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 **SouthPoint of TN, 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.

CANDACE CROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-30-2027

Exhibit A
Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 35 - 38, 57 - 62, 117 -119, 121 - 137, 139 and 141 as shown on the map entitled Final Plat Southpoint SP, Phase 3, of record in Instrument No. 20220926-0106612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to BLACKBURN FAMILY LIMITED PARTNERS II, LP, A TENNESSEE LIMITED PARTNERSHIP from BARBARA A. WARDLAW by deed of record as Instrument No. 20180418-0036623, dated April 18, 2018 and by Quitclaim Deed of record as Instrument No. 20180418-0036624, dated Apirl 18, 2018, said Register's Office.

Also, being part of the same property conveyed to BLACKBURN FAMILY LIMITED PARTNERS II, LP, from SUSAN BEERMAN CLINE, EXECUTRIX OF THE BILLY P. BEERMAN, DECEASED AND SUSAN BEERMAN CLINE INDIVIDUALLY AND SUSAN BEERMAN CLINE, TRUSTEE OF THE BRIAN KEITH BEERMAN TRUST ESTABLISHED UNDER THE LAST WILL & TESTAMENT OF BILLY P. BEERMAN (AKA BILLIE P. BEERMAN) of record in Docket No. 17P-55 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, of record in Instrument No. 20180418-0036607 and Instrument No. 20180418-0036608, dated April 18, 2018, said Register's Office.

Being part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee limited liability Company from Blackburn Family Limited Partners, II, LP, a Tennessee limited Partnership by deed of record as Ins. No. 20200210-0015278.

Exhibit B

Title exceptions

1. Matters shown on the Plan of record in Instrument No. 20220926-0106612, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200228-0022545 and amended in Instrument No. 20230103-0000299, said Register's Office.

3. Declaration of Restrictions and Covenants for Stromwater Facilities and Systems contained in instrument of record in Instrument No. 20181127-0115787, said Register's Office.

4. Grant of Easement to ComCast Cable Communications of record in Instrument No. 20200310-0026745, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20210303-0027784, said Register's Office.

Exhibit C

Map and Parcel Numbers

181-15-0A-035.00-CO,
181-15-0A-036.00-CO,
181-15-0A-037.00-CO,
181-15-0A-038.00-CO,
181-15-0A-057.00-CO,
181-15-0A-058.00-CO,
181-15-0A-059.00-CO,
181-15-0A-060.00-CO,
181-15-0A-061.00-CO,
181-15-0A-062.00-CO,
181-15-0A-117.00-CO,
181-15-0A-118.00-CO,
181-15-0A-119.00-CO,
181-15-0A-121.00-CO,
181-15-0A-122.00-CO,
181-15-0A-123.00-CO,
181-15-0A-124.00-CO,
181-15-0A-125.00-CO,
181-15-0A-126.00-CO,
181-15-0A-127.00-CO,
181-15-0A-128.00-CO,
181-15-0A-129.00-CO,
181-15-0A-130.00-CO,
181-15-0A-131.00-CO,
181-15-0A-132.00-CO,
181-15-0A-133.00-CO,
181-15-0A-134.00-CO,
181-15-0A-135.00-CO,
181-15-0A-136.00-CO,
181-15-0A-137.00-CO,
181-15-0A-139.00CO,
181-15-0A-141.00CO

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

