Karen Johnson Davidson County
Batch# 1093282 DEEDWARRSP
01/24/2024 10:34:30 AM 9 pgs
Fees: $48.00 Taxes: $10,061.91
20240124-0004667

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 $2,719,436.00.

Samuel J. Blanton
AFFIANT



Candace Croom
NOTARY PUBLIC

My Commission Expires: 1-30-2027.

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, **LANDMARK HOMES OF TENNESSEE, INC.,** a Tennessee corporation ("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 **LANDMARK HOMES OF TENNESSEE, INC.**, 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 **LANDMARK HOMES OF TENNESSEE, INC.** 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 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 ____ day of January, 2024.

LANDMARK HOMES OF TENNESSEE, INC.

By: Landmark Homes of TN Inc

Name: [illegible]

Title: Pres.

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 President of **LANDMARK HOMES OF TENNESSEE, INC.,** a Tennessee corporation, 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 **LANDMARK HOMES OF TENNESSEE, INC.** as authorized member.

WITNESS my hand and official seal at office this 23rd 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

TRACT 1

Land in Davidson County, Tennessee, being Unit Nos. 1A and 1B on the plan of Homes at Park at Wiltshire - Lot 1, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210406-0045420, a Horizontal Property Regime with Private Elements of record 20210406-0045420, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, by deed from SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20231117-0089613, dated November 16, 2023, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Unit No. 8A on the plan of Homes at Park at Wiltshire - Lot 8, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210811-0108244, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210811-0108244, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, by deed from SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210811-0108243, dated August 5, 2021, said Register's Office.

TRACT 3

Land in Davidson County, Tennessee, being Unit Nos. 12B on the plan of Homes at Park at Wiltshire - Lot 12, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210406-0045430, a Horizontal Property Regime with Private Elements of record 20210406-0045430, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Land in Davidson County, Tennessee, being Unit Nos. 14B on the plan of Homes at Park at Wiltshire - Lot 14, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210506-0061006, a Horizontal Property Regime with Private Elements of record 20210506-0061006, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, by deed from SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20220425-0047201, dated April 11, 2022, said Register's Office.

TRACT 4

Land in Davidson County, Tennessee, being Unit Nos. 16A and 16B on the plan of Homes at Park at Wiltshire - Lot 16, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060248, a Horizontal Property Regime with Private Elements of record 20210505-0060248, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, by deed from SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20231102-0085777, dated October 16, 2023, said Register's Office.

TRACT 5

Land in Davidson County, Tennessee, being Unit Nos. 18A and 18B on the plan of Homes at Park at Wiltshire - Lot 18, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060260, a Horizontal Property Regime with Private Elements of record 20210505-0060260, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to LANDMARK HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION, by deed from SNY OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20230920-0073843, dated Septemeber 18, 2023, 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 and Restrictions in Instrument No. 20210406-0045420, a Horizontal Property Regime with Private Elements of record 20210406-0045420, said Register's Office. (TRACT 1)

5. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210811-0108244, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210811-0108244, Register's Office. (TRACT 2, 8A)

6. Notice of Completion of record in Instrument No. 20231108-0087316, said Register's Office. (TRACT 2, 8A)

7. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210406-0045430, a Horizontal Property Regime with Private Elements of record 20210406-0045430, said Register's Office. (Tract 3, 12B)

8. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210506-0061006, a Horizontal Property Regime with Private Elements of record 20210506-0061006, said Register's Office. (Tract 3, 14B)

9. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20230328-0022404, said Register's Office. (Tract 3, 12B)

10. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20230328-0022428, said Register's Office. (Tract 3, 14B)

11. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060248, a Horizontal Property Regime with Private Elements of record 20210505-0060248, said Register's Office. (Tract 4, 16A and 16B)

12. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20231120-0090054, said Register's Office. (Tract 4, 16A)

13. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20231120-0090063, said Register's Office. (Tract 4, 16B)

14. Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060260, a Horizontal Property Regime with Private Elements of record 20210505-0060260, said Register's Office. (Tract 5, 18A and 18B)

15. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20231013-0080205, said Register's Office. (Tract 5, 18A)

16. Dedication of Easement & Maintenance Agreement for Sewage Pumps, Services Line, Ingress / Egress and Appurtenances of record in Instrument No. 20231013-0080206, said Register's Office. (Tract 5, 18B)

Exhibit C

Map and Parcel Numbers

098-13-0N-001.00CO,
098-13-0N-002.00CO,
098-13-0P-001.00CO,
098-13-0Q-002.00CO,
098-13-0Y-002.00CO,
098-13-0V-001.00-CO,
098-13-0V-002.00-CO,
098-13-0X-001.00-CO,
098-13-0X-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 1/23/24 (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.

Candace Croom
Notary's Signature

MY COMMISSION EXPIRES: 1-30-2027

NOTARY'S SEAL

