# WARRANTY DEED

BNVR-97-4151

STATE OF TENNESSEE 10741:919
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,015.00

James C. Mills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 97

Judy Dosser
Notary Public

MY COMMISSION EXPIRES: 9/10/99
(AFFIX SEAL)

1310 Memorial Blvd., Springfield, TN 37172
111 W. College Street, Murfreesboro, TN 37130
100 Hazel Path, Suite A, Hendersonville, TN 37075

**THIS INSTRUMENT WAS PREPARED BY**
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217

557 Sam Ridley Pkwy. W, Suite A, Smyrna, TN 37167
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James C. Mills (NAME) | NVR Mortgage Finance, Inc. (NAME) | MAP 63-16-A |
| 633 Granwood Boulevard (ADDRESS) | 100 Ryan Court (ADDRESS) | PARCEL 36 |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Pittsburgh, PA 15230 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, NVR Fox Ridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Mills and wife, Carla R. Mills

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 182 on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405 as amended in Book 6900, Page 550 thru 552 and Corrected in Book 7462, Page 445 and Book 8110, page 401, amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to NVR Fox Ridge, Inc. by Special Warranty Deed from Fox Ridge Homes, Inc. of record in Book 10666, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739 and Book 8336, Page 393, Register's Office for said County.

Warranty Deed of Flowage Easement Chitwood Downns to U.S.A. Flood Cheatham Lock and Dam Project of record in Book 2247, Page 75, Registers office for said County.

Easement to C. Hooper Development Co. of record in Book 7460, Page 930 and Book

CONTINUED

unimproved ( )
This is improved (X) property, known as 633 Granwood Boulevard, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hand S this 19th day of December 19 97

NVR Fox Ridge, Inc.
By: O. Alvin Bagel, III, President

Attest:
Deborah P. Buford, Vice President

BOOK 10741 PG 950

STATE OF TENNESSEE
COUNTY OF

.Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____. Tennessee. this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared O. Alvin Basel, III and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President respectively of the NVR Fox Ridge, Inc. the within named bargainor, and corporation, and that they as such President and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said O. Alvin Basel, III as such President, and attesting the same by the said Deborah P. Buford as such Vice President.

Witness my hand and official seal at office at Brentwood, TN on this the 19th day of December 19 97 .

My commission expires 9/18/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

IDENTIF. ▲ REFERENCE

0385692

97 DEC 31 PM 2:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 1310 Memorial Boulevard
Springfield, Tennessee 37172

☐ 1885-C Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 4733 Andrew Jackson Pkwy. #1-C
Hermitage, Tennessee 37076

☐ 557 Sam Ridley Pkwy W., Suite A
Smyrna, Tennessee 37167

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

12/31 0101 03CHECK 582-84

LEGAL DESCRIPTION CONTINUATION

7489, Page 515, Registers office for said County.

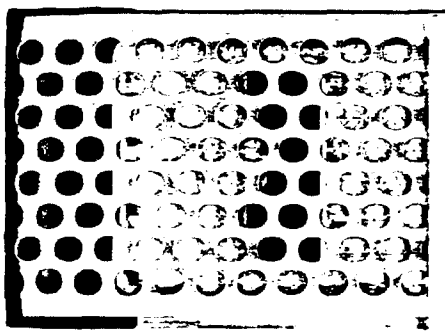
Easement for Public Utilities of record in Book 8007, Page 235, Registers office for said County.

Agreement for Dedication of Easement and Public Utilities of record in Book 8657, Page 179, Registers office for said County.

Easement to Fox Ridge Homes, Inc. for ingress and egress of record in Book 8739, Page 991, Registers office for said County.

Quitclaim Deed from Barclays to Hampton Park Homeowners Association for Open Space and Flood Plan of record in Book 8207, Page 276, Registers office for said County.

Deed from Homeowners Association to John and Judith Butler (1 AC) of record in Book 8951, Page 797, Registers office for said County.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10741 PG 952

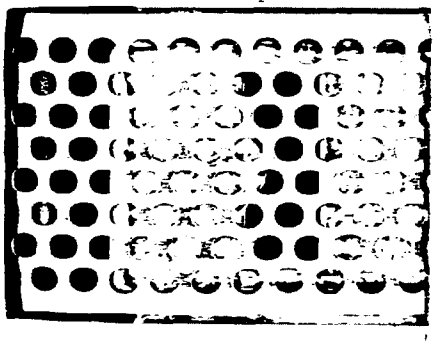
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
154015.00
CON TX 569.86
PRFEE 1.00
WDEED 12.00
TOTAL 582.86
CHECK 582.86

12/31/97 01 14:11 0001 7278

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0385692
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237973