3

BOOK 10763 PG 730

# WARRANTY DEED

BCS-98-158

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES:
(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
155 Franklin Rd., Suite 350, Brentwood, TN 37027
1885-C Ft. Campbell Blvd., Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles H. Scalf | SAME | MAP 97-16-A |
| (NAME) | (NAME) | |
| 4929 John Hager Road | | PARCEL 24 |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (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 Charles H. Scalf and wife, Jean W. Scalf

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. 79 on the Plan of First Revision of The Peninsula, a Planned Residential Development, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

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 Restrictive Covenants of record in Book 9564, Page 693, Book 9754, Page 35 and Book 9977, Page 359, Register's Office for said County.

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.

98 JAN 21 PM 12:38
FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0391988

unimproved ( )
This is improved (X) property, known as 4929 John Hager Road, Hermitage, TN 37076
(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 & this 16th day of January 19 98

NVR Fox Ridge, Inc.
By: Alphonse H. Davis
Alphonse H. Davis, CEO

Attest: Deborah P. Buford
Deborah P. Buford, Vice President

BOOK 10763 PG 731

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 DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Alphonse H. Davis and Deborah P. Buford with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the CEO and Vice President respectively of the NVR Fox Ridge, Inc. the within named bargainor, and corporation, and that they as such CEO 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 Alphonse H. Davis as such CEO, and attesting the same by the said Deborah P. Buford as such Vice President.

Witness my hand and official seal at office at Hermitage, TN on this the 16th day of January 19 98.

My commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

Megan Allen
Notary Public

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

- ☐ 1310 Memorial Boulevard, Springfield, Tennessee 37172
- ☐ 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- ☐ 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- ☐ 1187 Vultee Boulevard, Nashville, Tennessee 37217
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

4067 01/21 0101 03CHECK

661-07

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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 732

| | | |
|---|---|---|
| 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 176235.00
CON TX 652.07
PRFEE 1.00
WDEED 8.00
TOTAL 661.07
CHECK 661.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
01/21/98 01 12:43 0001 4067

0391988
IDENTIF. ↑ REFERENCE

98 JAN 21 PM 12: 38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1244688