BOOK 11116 PG. 228

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,225.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF APRIL, 19 99

Notary Public

My Commission Expires JULY 27, 2000

(AFFIX SEAL)

NOTARY PUBLIC KELLEY J. CAMPBELL DAVIDSON COUNTY, TENNESSEE LARGE

Mail

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVE. SUITE 210, FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Darrell Short and Benita M. Short, husband and wife 109 Baylee Mika Court Joelton, TN 37080	NVR Mortgage Finance, Inc. P.O. Box 999 Pittsburgh, PA 15230	Map 22-2 Parcel 31

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, We, **FOX RIDGE HOMES, INC.,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **DARRELL SHORT AND BENITA M. SHORT, HUSBAND AND WIFE,** hereinafter called Grantee, 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. 52 on the plan of Chase Pointe, Section Two, of record in Book 9700, page 301, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fox Ridge Homes, Inc., by special warranty deed from Chase Point Properties, LLC, of record in Book 11299, Page 268, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 1999 and subsequent, a lien which are not yet due and payable.

All matters of record in Book 9700, page 301, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 9948, page 904, and in Book 10604, page 147, Register's Office for Davidson County, Tennessee.

Easement of Right-of-way of record in Book 4603, page 770, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as 109 Baylee Mika Court, Joelton, TN 37080.

05/18/13
RECEIVED FOR RECORD
99 APR 26 AM 11:05
DAVIDSON COUNTY, TN.
0040 04/26 0101 03CHECK 693.64

N=1216

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 person 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 HANDS this 16 day of April, 1999

Fox Ridge Homes,. Inc.

By: O. Alvin Basel

O. Alvin Basel, III President

Attest: Deborah P. Buford

Deborah P. Buford, Vice-President

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 Fox Ridge Homes, 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 purpose 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 Franklin, Tennessee on this the 16 day of April 19 99.

My commission expires 9-11-2001

Notary Public

NOTARY PUBLIC AT LARGE
MICHAEL JOHN MCCANN
WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 230

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
CFEE - COMPUTER FEE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

0578273

99 APR 23 AM 11:05

CAMT
181795.00
CON TX 672.64
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 683.64
CHECK 683.64
11:07 0001 6840

04/26/99 01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1476777