# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,490.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2000.

Notary Public

My Commission Expires: 12-23-2000
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/22/00 13:39 2pgs
Fees:11.00 Taxes:364.41
20001222-0125736

**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:**
Jessica H. Jones
5170 Hickory Hollow Parkway #281
Antioch, Tennessee 37013

**Send Tax Bills To:**
NVR Mortgage Finance, Inc.
PO Box 999
Pittsburgh, PA 15230

**Map Parcel No.**
163-05-0-A-015.00CO

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, **NVR , INC., T/A RYAN HOMES, A VIRGINIA CORPORATION**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jessica H. Jones, unmarried,**, hereinafter called Grantee, her heirs and and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit.

Being Lot No. 15, on the plan of Hickory Hollow Townhomes, (Mill Parks), Phase I, of record in Book 9700, page 686, 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 NVR, Inc. t/a Ryan Homes, a Virginia Corporation, by deed from Vastland/Eatherly/McClung Development, LLC, of record in Book 11737, Page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2000 and subsequent years, a lien which is not yet due and payable.

b. All matters appearing on the Plan of record in Plat Book 9700, page 686, Register's Office for Davidson County, Tennessee.

c. Subject to Restrictive covenants contained in an instrument of record in Book 10719, page 425, amended in Book 11167, page 757, Register's Office for Davidson County, Tennessee

d. Easement to Bell South of record in Book 11378, page 991, Register's Office for Davidson County, Tennessee.

e. By-Laws and Articles of Incorporation of record in Book 10719, page 464, Register's Office for Davidson County, Tennessee.

f. Subject to plan of record in Plat Book 9700, pages 538 and 539, Register's Office for Davidson County, Tennessee.

g. Subject to H.O.A. Charter in Book 10719, page 419, Register's Office for Davidson County, Tennessee.

h. Subject to the common areas of record in Book 11221, page 249, Register's Office for Davidson County, Tennessee.

i. As Built Certification of record in Book 11315, page 157 and page 159 and Book 11747, page 439, Register's Office for Davidson County.

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 5170 Hickory Hollow Parkway #281, Antioch, Tennessee 37013.

A53029

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 MY HAND 30TH day of NOVEMBER, 2000.

Fox Ridge Homes, Inc.

BY: Alphonse H. Davis, CEO

Attest: Deborah P. Buford, Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

**Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came 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 Fox Ridge Homes, 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 purpose therein contained by signing the name of the corporation, by the said Alphonse H. Davis as such CEO, and attesting the same 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 notarial seal at my office at Franklin, Tennessee, this** 30TH **day of** NOVEMBER, 2000.

NOTARY PUBLIC

**My Commission expires:** 8/5/02

EAGLE, IN NOTARY PUBLIC AT LARGE CITY, TENN

My Commission Expires AUG. 5, 2002