Davidson County DEEDWARR
Recvd: 01/17/02 10:41 2pgs
Fees:13.00 Taxes:114.14

20020117-0007120

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,847.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF January, 2002.

Notary Public

My Commission Expires: 8-5-02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002

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.
NVR, INC. T/A FOX RIDGE HOMES 5115 Maryland Way, Suite 300 Brentwood, TN 37027	SAME	173-15-A-Parcel 108

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, **MILL RUN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES**, 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.

Land in Davidson County, Tennessee, being Lot No. 108, on A FINAL PLAT OF MILL RUN SUBDIVISION, PHASE 2, of record in Instrument No. 20011009-0109754, 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 Mill Run, LLC, by warranty deed from Billy Ray Huffman and Randy Huffman and Rhonda Lehmer of record in Book 11443, Page 955, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002 , a lien which are not yet due and payable.

All matters of record in Instrument No. 20010608-0060668 (Lot 83) and Instrument No. 20011009-0109754 (lot 107), Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472, By-Laws of Mill Run Homeowners Association of record in Book 11675, page 497, amended in Instrument # 200002150015152, Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.

Easement of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Instrument #200002170016180, Register's Office for Davidson County, Tennessee.

Landscape Agreement recorded in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement of Conservation Greenway by and between Mill Run, LLC and The Metropolitan Government of Nashville and Davidson County, acting by and through its Board of Parks and Recreation of record as Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

Lien for special assessments as contained in restrictions

Rights of others in and to the common areas and elements of Mill Run Subdivision.

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: (X)
This is improved: ( ) property, known as **Lot 108, Phase 2, Nashville, TN.**

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 16TH day of January, 2002.

MILL RUN, LLC

G. Allen Patton, Chief Manager
Lot 108, Phase 2, Mill Run

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared G. Allen Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Mill Run, LLC, a limited liability corporation, the within named bargainors, and that he as such Chief Manager of Mill Run, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Manager of Mill Run, LLC.

Witness my hand and official seal at Brentwood, Tennessee, this 16TH day of January 2002.

Notary Public

My commission expires: 8-5-02

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires AUG. 5, 2002