Davidson County DEEDWARR
Recvd: 02/11/02 14:17 2pgs
Fees:13.00 Taxes:241.24

20020211-0017995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF A DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2002.

Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

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 RYAN HOMES 216 Centerview Drive, Suite 144 Brentwood, TN 37027	SAME	174-11-0-A Parcel 60 (lot 159) 174-11-0-A Parcel 67 (lot 166)

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, **CANE RIDGE FARMS, L.L.C., A LIMITED LIABILITY CO.** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION**, 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.(S) 159 and 166 on the Subdivision Plat of CANE RIDGE FARMS, Section ONE, PHASE TWO, of record in Instrument Number 2001 04040032708, 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 Cane Ridge Farms, L.L.C., by General warranty deed from JL Investments, LLC, of record in Book 11431, Page 163, 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.

Declaration Of Covenants, Conditions and Restrictions of record in Instrument Number 2000 090500 87103, First Amendment recorded in Instrument No. 20001204-0119093, Second Amendment recorded in Instrument No. 20010815-0088370, Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

All Matters on the Plat of Record in Instrument Number 2001 04040032708, Register's Office for Davidson County, Tennessee.

Charter of Cane Ridge Homeowners Association, Inc. recorded in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

By-Laws of Cane Ridge Farms Homeowners Association of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas to Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as: **Lots 159 and 166, Cane Ridge Farms, Section One, Phase Two, Davidson County, 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 7th day of February, 2002.

Cane Ridge Farms, L.L.C., a Limited Liability Co.

BY: _____
Steven Dotson, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Steven Dotson,** 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 **Cane Ridge Farms, L.L.C., a Limited Liability Co.**, the within named bargainors, and that he as such Chief Manager of **Cane Ridge Farms, L.L.C., a Limited Liability Co.**, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Cane Ridge Farms, L.L.C., a Limited Liability Co.**

Witness my hand and official seal at Franklin, Tennessee, this 7th day of February, 2002.

Carolyn Gleaves
Notary Public

My commission expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires 09-20-04