Davidson County DEEDWARR
Recvd: 04/05/02 10:38 2pgs
Fees:13.00 Taxes:604.47
20020405-0041863

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,370.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2002.

Notary Public

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

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

My Commission Expires 09-20-04

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:
Steven Van Wittmann and Elizabeth Christine Wittmann
336 Upper Mill Drive
Antioch, Tn 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
P. O. Box 999
Pittsburgh, Pa 15230

Map Parcel No.
173-15-A Parcel 83

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., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Steven Van Wittmann and Elizabeth Christine Wittmann, Husband and Wife**, hereinafter called Grantees, 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. 83 on a Final Plat of MILL RUN SUBDIVISION, Phase 1-A (Cluster Lot Development), of record in Instrument No. 20010608-0060668, 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., A Virginia Corporation, Trading As Fox Ridge Homes by special warranty deed from Mill Run, LLC, a Tennessee Liability Company, of record in Book Instrument No. 20011210-0135848, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters of record in Instrument No. 20010608-0060668, 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; amendment of record in Instrument # 20000215001 5152, 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 on Mill Run Phase 1-A of record as Instrument No. 20010608-0060668 and Mill Run, Phase 2 of record in Instrument No. 20011009-0109754 and in Instrument No.20011219-0139981,, 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 for 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 in Instrument No. 20011024-0116286, Register's Office Davidson County, Tennessee.

Charter and Articles of Incorporation of Nashville Mill run Homeowners Association, Inc. of record in Instrument No. 19991207-0300674, Register's Office for Davidson County, Tennessee.

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: ( )
This is improved: (X) property, known as **336 Upper Mill Drive, Antioch, Tn 37013.**

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 29TH. day of MARCH, 2002.

NVR, INC., a Virginia Corporation

BY: Deborah P. Buford

Deborah P. Buford, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Deborah P. Buford with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary respectively of NVR, Inc., a Virginia Corporation, the within named bargainor, and corporation, and that she as such Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Deborah P. Buford as such Assistant Secretary and attesting the same of the corporation, by the said Deborah P. Buford as such Assistant Secretary..

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 29TH. day of MARCH, 2002.

NOTARY PUBLIC

My Commission expires: 8/5/02

HENRY E. RAGLE, IV
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires AUG. 5, 2002