# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,400.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2002.

Notary Public

My Commission Expires: 11-22-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/05/02 10:54 2pgs
Fees:13.00 Taxes:445.48
20020405-0041871

NOTARY PUBLIC AT LARGE

**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:**
Meah H. Murphy
739 Tulip Grove Rd, # 303
Hermitage, TN 37076

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

**Map Parcel No.**
75-12-0-C Parcel 26

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 **Meah H. Murphy, unmarried**, 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 and Unit # 303 in Building 3, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 200010100100359, 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 Larry Powell, of record in Instrument No. 20011017-0113208 , 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.

Subject to all matters of record in Instrument No.200010100 100359, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11653, Page 251, and in Instrument No 200007180070532, as amended in Instrument No. 20010212-0013363, Register's Office for Davidson County, Tennessee.

Subject to By-Laws of record in Book 11653, page 273, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of Record in Book 11653, Page 248, Register's Office for Davidson County, Tennessee.

Easement to Metro Government of record in Book 4126, page 977, 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 **739 Tulip Grove Rd, # 303, Hermitage, TN 37076.**

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 28th day of March, 2002.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

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 their oath(s) acknowledged themselves to be the Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that 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.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 28th day of March, 2002.

NOTARY PUBLIC

My Commission expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.