Davidson County DEEDWARR
Recvd: 11/13/02 10:51 2pgs
Fees:13.00 Taxes:602.40

20021113-0140518

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,810.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH. DAY OF ~~August~~ NOVEMBER 2002.

Notary Public

My Commission Expires: 7/31/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**SETTLEMENT SERVICES OF TENNESSEE, LLC**
121 First Ave. South, Suite 210, Franklin, TN 37064

| Address of New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| NVR, INC. T/A RYAN HOMES<br>216 Centerview Drive, Suite 144<br>Brentwood, TN 37027 | Same | Map 173-9-A<br>Parcel 43 (lot 41)<br>Parcel 44 (lot 42)<br>Parcel 45 (lot 43)<br>Parcel 46 (lot 44)<br>Parcel 47 (lot 45)<br>Parcel 48 (lot 46) |

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, **.LENOX VILLAGE I LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A Virginia Corporation, T/A RYAN 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 or Unit Nos. 41, 42, 43, 44, 45 and 46 on the plan of Revision One, Section Two, Lenox Village, of record in Instrument Number 20020731-0091872, 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 Lenox Village I LLC by special warranty deed from Louis J. Resha, Jr., Raymond M. Resha and Sun Trust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.), Successor Trustee under the Last Will and Testament of Annie Davis Resha of record in Instrument No. 20010703-0070464, Register's Office for DAVIDSON County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2003 and subsequent years, a lien which are not yet due and payable.

All matters on the plan of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, and in Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

Access Easement as retained by Lord's Chapel Church in deed of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer and/or storm drainage of record in Instrument No. 20011106-0121932, and Book 7361, page 230 and Book 7985, Page 449, and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.

Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.

Access Easement as retained by Lord's Chapel Church in deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 20011129-0130322 and 20020408-0042676, Register's Office for Davidson County, Tennessee.

Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from dimunition and pollution.

Conveyance of Common Area from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

unimproved: ( X )
This is improved: ( ) property, known as **Lot or Unit Nos. 41, 42, 43, 44, 45 & 46, Section 2, Lenox Village, Davidson Cty.,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 this 8TH day of November, 2002

LENOX VILLAGE I LLC

Rick Blackburn

Rick Blackburn; It's Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **RICK BLACKBURN**, 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 **SECRETARY** of **LENOX VILLAGE I LLC, A Limited Liability Corporation**, the within named bargainors, and that he as such **SECRETARY** of **LENOX VILLAGE I LLC**, executed the foregoing instrument for the purposes therein contained by signing the name of the **LIMITED LIABILITY CORPORATION** by himself as **SECRETARY** of **LENOX VILLAGE I LLC**.

Witness my hand and official seal this 8TH day of November, 2002.

Notary Public

My commission expires: 7/21/06

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.