# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117, 796.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2003.

Notary Public

My Commission Expires: 9/12/04
(AFFIX SEAL)

CAROLYN GLEAVES NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/07/03 13:58 2pgs
Fees:13.00 Taxes:435.85
20030107-0002717

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:**
NVR, Inc., T/A Fox Ridge Homes
5115 Maryland Way, Suite 300
Brentwood, Tn. 37027

**Send Tax Bills To:**
SAME

Map 135-12-0-B
Parcels 75, 76, 77, 78

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, **VASTLAND NASHBORO DEVELOPMENT, LLC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A 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 Unit No.(s) 75, 76, 77, and 78, on the plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village- Tract 7 of record in Book 11700, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vastland Nashboro Development, LLC, by warranty deed from WDN Properties, Ltd of record in Instrument No. 20020220-0021565, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2002, a lien which are now due and payable.

Subject to the Plan of record in Book 11700, pages 49 and 50, and also in Book 4660, page 156 and page 158, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 518; and in Book 4827, page 14; and Instrument No. 20010322-0027768, Book 11703, page 520 with By-laws attached in Exhibit "C", page 560, Book 11703, page 581 with By Laws attached in Exhibit "C", page 621, Register's Office for Davidson County, Tennessee.

Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement of record in Book 8870, page 887, and Book 8870, page 932, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4868, page 74, and in Book 4815, page 425, Easement for Cable T.V. of record in Instrument No. 200010120101575, Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.

Public R-O-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

Judgement of Declaration of Taking for J. Percy Priest Dam of Record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Area of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee.

Overhead line easement of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument No. 20010314-0024179, 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: ( X )
This is improved: ( ) property, known as UNITS: 75, 76, 77 and 78 **Nashboro Village- Tract 7 Nashville, TN 37217**

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 claiming by, through or under Grantor, but not otherwise. 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 2nd day of January, 2003.

VASTLAND NASHBORO DEVELOPMENT, LLC

BY: Eric Alldridge
ITS: Secretary

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Eric Allridge, 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 Vastland Nashboro Development, LLC., the within named bargainors, and that he as such Secretary of Vastland Nashboro Development, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary of Vastland Nashboro Development, LLC.

Witness my hand and official seal this 2nd day of January, 2003.

Notary Public

My commission expires: 9/20/04

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