Davidson County DEEDWARR
Recvd: 10/15/03 13:57 2pgs
Fees:13.00 Taxes:590.86

20031015-0153000

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,691.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th September, 2003

Notary Public

My Commission Expires: 11.22.05
(AFFIX SEAL)

LEA ANN KELLY BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
Rutendo Farai PASIPANODYA
324 Upper Mill Drive
Antioch, TN 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
100 Ryan Court
Pittsburgh, PA 15205

Map Parcel No.
173-15-A Parcel 86

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Rutendo Farai PASIPANODYA, 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.

Being Lot 86, on the Final Plat of MILL RUN SUBDIVIDISON, Phase 1-A, 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 the same property conveyed to NVR, Inc. t/a Fox Ridge Homess by deed from Mill Run, LLC of record in Instrument No. 20030709-0094544. Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

Conveyance of open space and common areas on Mill Run, Phase One of record in Plat Book 11700, pages 27 to Nashville Mill Run Homeownrs Association of record in Instrument No. 20000217-0016180, Register's Office for Davidson County, Tennessee.

Restrictions contained in instrument of record in Book 11675, page 472 and By-Laws of Mill Run Homeowners Association attached thereto as Exhibit "B" in Book 11675, page 497 and Amendment to restrictions of record in Instrument #20000215-0015152, 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 for Sewer of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area for Mill Run, Phase 1-A of record in Instrument #20010608-0060668 and Mill Run, Phase 2 of record in Instrument No. 20011009-0109754 and to Nashville Mill Run Homeowners Association of record in Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Agreement for grant of easement of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

All matters for Mill Run Subdivision, Phase 1-A of record in Instrument No. 20010608-0060668 and Mill Run Subdivision, Phase 2 (Cluster Lot Development of record in Instrument No. 20011009-0109754, Register's Office for Davidson County, Tennessee.

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

Lien for special assessments as contained in restrictions.

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: **324 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 30th day of September, 2003.

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

BY: _____
Kevin Martin, Division Manager

LEA ANN KELLY BARRETT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Division Manager, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Division Manager respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Division Manager being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kevin Martin as such Division Manager, and attesting the same of the corporation, by the said Kevin Martin as such Division Manager.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 30th day of September, 2003.

_____
NOTARY PUBLIC

My Commission expires: 10/16/06

ASHLEY BROOK CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.