Davidson County DEEDWARR
Recvd: 11/12/03 12:32 5pgs
Fees:28.00 Taxes:122.61
20031112-0165572

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

| NEW OWNER | SEND TAX BILL | MAP-PARCEL NO. |
|---|---|---|
| **NVR, INC. T/A FOX RIDGE HOMES**<br>**5115 Maryland Way, Suite 300**<br>**Brentwood, TN 37027** | **SAME** | **Map 151-9-0-A**<br>**Parcel 286** |

## WARRANTY DEED

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, the undersigned, **JCH DEVELOPMENT COMPANY, INC.**, hereinafter called "Grantor" has bargained and sold, and by these presents does transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION, TRADING AS FOX RIDGE HOMES** hereinafter called "Grantee", its 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 286 on the Final Plat of Phase 3 Section 2, Long Hunter Chase as of Record as Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to JCH Development Company, Inc. by deed from Imogene Mackey Phelps et al. of record in Book 7739, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for the year 2003, a lien, but not yet due and payable.

New map and parcel information for 2003 taxes:
Map 151-9-0-A Parcel 286

(2) All matters on the Plan of Phase 3 Section 1, Long Hunter Chase as of Record in Plat Book 9700, Pages 934 and 935, Register's Office for Davidson County, Tennessee.

(3) All matters on the Plan of Phase 3 Section 1, First Revision, Long Hunter Chase of record as Instrument Number 20001103-0109138, Register's Office for Davidson County, Tennessee.

(4) Certificate of Resolution for JCH Development Company, Inc., of record in Book 9432, Page 769, Register's Office for Davidson County, Tennessee.

(5) Easement granted by Dardanus Mackey and wife, Mary F. Mackey to United States of America for purposes of maintaining a transmission line of record Book 1101, Page 457, Register's Office for Davidson County, Tennessee.

(6) Easement granted United States of America by Dardanus Mackey and wife, Mary F. Mackey for the purposes of maintaining a transmission line of record in Book 2338, Page 466, Register's Office for Davidson County, Tennessee.

(7) Grant of Easements to Crossman Communities of Tennessee, LLC, of record in Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

(8) Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.

(9) Long Hunter Chase Homeowners Association Charter of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.

(10) Quitclaim of Common Areas to Long Hunter Chase Homeowners Association of record in Book 9432, Page 792 and Book 9649, Page 764, Register's Office for Davidson County, Tennessee.

(11) Easement for water mains of record in Book 8197, Page 288 and Book 9988, Page 821.

(12) Easement for Sanitary Sewers of record in Book 9588, Page 930 and Book 9988, Page 793.

(13) Easement for drainage ditch granted by James Franklin and Ann R. Franklin to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4717, Page 515, Register's Office for Davidson County, Tennessee.

(14) Agreement for Dedication of Easement for Water Mains and Appurtenances granted by JCH Development Company, Inc. to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8197, Page 288, Register's Office for Davidson County, Tennessee.

(15) Agreement for Dedication of Easement for Water Mains and Appurtenances granted by Maurice W. Pinson, Trustee, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8358, Pages 91 & 92, Register's Office for Davidson County, Tennessee.

(16) Easement granted Tennessee Telephone and Telegraph Company by JCH Development of

record in Book 9661, Page 919, Register's Office for Davidson County Tennessee.

(17) Declaration of Taking by Tennessee Valley Authority for maintenance of transmission line designated Davidson-Wilson Transmission Line of record in Book 4446, Page 423, Register's Office for Davidson County, Tennessee.

(18) Judgment for taking of an easement by United States of America for use by the Tennessee Valley Authority of record in Book 4535, Page 351, Register's Office for Davidson County, Tennessee.

(19) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by Barry Construction Company of record in Book 9588, page 930, Register's Office for Davidson County, Tennessee.

(20) Easement granted by JCH Development Company, Inc. to Crossman Communities of Tennessee, LLC for the purpose of constructing, installing, operating, maintaining, and repair or replacement of sewer lines of record as Instrument Number 20000906-0088271, Register's Office for Davidson County, Tennessee.

(21) Easement granted Crossman Communities of Tennessee, LLC by JCH Development Company, Inc. for the construction, installation, operation, maintenance, and repair or replacement of sewer line and related facilities, of record as Instrument Number 20000906-0088272, Register's Office for Davidson County, Tennessee.

(22) Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by JCH Development, Inc. for Sanitary Sewers and/or Storm Drainage, of record as Instrument Number 20001030-00107415, Register's Office for Davidson County, Tennessee.

(23) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase Homeowner's Association, Inc., of record in Book 9430, Page 251, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

(24) First Amendment to Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase of record in Book 9534, Page 938, Register's Office for Davidson County, Tennessee.

(25) Declaration of Annexation of Long Hunter Chase, Phase Three, Section One and Submission to the Declaration of Covenants, Conditions, and Restrictions for Long Hunter Chase recorded in Instrument Number 20010514-0049630, Register's Office for Davidson County, Tennessee.

(26) Subject to lien for special assessments as contained in the restrictions.

(27) Subject to rights of others in/to the common areas/elements of Long Hunter Chase.

unimproved: (X )
This is improved: ( ) property, known as **Lot 286, Long Hunter Chase, Ph. 3, 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 GRANTEE, its successors and assigns forever; and the undersigned covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and the undersigned does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons 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 9 day of July, 2003.

JCH Development Company, Inc.

BY: W. Lee Corbett

W. Lee Corbett, Secretary

LHC/286/deed

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared W. Lee Corbett, 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 JCH Development Company, Inc., a corporation, the within named bargainor, and that he as such Secretary of JCH Development Company, Inc., executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary of JCH Development Company, Inc..

Witness my hand and official seal at Nashville, Tennessee, this 9th day of July 2003.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,139.00.

Affiant

Sworn to and subscribed before me this 9th day of July, 2003.

Notary Public

My Commission Expires: 9/20/04

LHC/286/deed