**WARRANTY DEED**

**STATE OF TENNESSEE**
**County of Davidson**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,216.00**

Affiant

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 11-24-03 **November, 2003**

Notary Public

My Commission Expires: 9/21/04

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/03 14:25 2pgs
Fees:13.00 Taxes:418.90

20031204-0174725

**THIS INSTRUMENT WAS PREPARED BY**
**SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210**
**FRANKLIN, TENNESSEE 37064 (615) 591-1156**

NOTARY PUBLIC AT LARGE

**Address of New Owners as Follows:**
Michael WILLIAMS and Jennifer NAPIER
1921 Nashboro Blvd.
Nashville, TN 37217

**Send Tax Bills To:**
NVR Mortgage Finance, Inc.
100 Ryan Court
Pittsburgh, PA 15230

**Map Parcel No.**
Map 135-12 Grp 'C' Parcel 39

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., T/A RYAN HOMES, VIRGINIA CORPORATION,** hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **MICHAEL WILLIAMS, UNMARRIED, JENNIFER NAPIER, 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, being Lot, 39, on the Plan of Horizontal Property Regieme Plat, Nashboro Village- Tract 13 of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc. t/a Ryan Homes, A Virginia Corporation, by deed from Vastland Nashboro Development, LLC., of record in Instrument No. 20030421-0051964, 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.

Subject to restrictions set forth in Book 4827, page 14, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Parkside Villas Homowners Association, Inc. of record as Instrument No. 20021211-0152726, Register's Office for Davidson County, Tennessee.

By-Laws of Parkside Villas Homeowners Association, Inc. of record as Instrument Number 20021211-0152727, Register's Office for Davidson County, Tennessee.

All matters on the Plan of record in Book 4660, Page 158, Register's Office for Davidson County, Tennessee.

Public Right-of-Way Dedication of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

Five foot easement for sanitary sewer and storm drainage granted to Metropolitan Government of Nashville and Davidson County as set forth in Instrument recorded in Book 8870, page 932, Register's Office for Davidson County, Tennessee.

Easement for Saitary Sewers of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

Easement as established and reserved in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

Easements for Metro Government of record in Book 4868, Page 74, and Book 4815, Page 425, 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.

Easement for Cable Television of record as Instrument Number 20001012-0101575, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument No. 20010314-0024179 and in Instrument No. 20021205-0150029, Register's Office for Davidson County, Tennessee.

Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record as Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

Subject to all matters on the Plan of Nashboro Village-Tract 13 of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee.

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

Rights of others in and to the common areas and or elements of Fairway Pointe or Nashboro Village.

Articles of Merger of Vastland Development, LLC into Vastland Development Partnership of record as Instrument Number 20021210-0151966, 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: **1921 Nashboro Blvd., 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. 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 24 day of November, 2003.

NVR, Inc. t/a Ryan Homes, a Virginia corporation

JIM SPANGLER
Division Manager

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared JIM SPANGLER, Division Manager, who, being by me duly sworn, says that he is Division Manager of NVR Homes, Inc., t/a Ryan Homes, a Virginia corporation; that he signed and sealed said instrument on behalf of said NVR Homes, Inc., t/a Ryan Homes by its authority duly given, and the said Division Manager, acknowledged said instrument to be the act and deed of said NVR Homes, Inc., t/a Ryan Homes and the corporate seal was hereby affixed.

WITNESS my hand and notarial seal this 24th day of November, 2003.

NOTARY PUBLIC

My Commission expires: 2/24/07

