Davidson County DEEDWARR
Recvd: 01/07/04 14:15 2pgs
Fees:12.00 Taxes:0.00
20040107-0002762

WARRANTY DEED

RE-RECORD

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VA
IS GREATER, FOR THIS TRANSFER IS $ 161,950.00

Davidson County DEEDWARR
Recvd: 12/11/03 12:52 2pgs
Fees:13.00 Taxes:599.22
[redacted]
20031211-0177841

Maria Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th November, 2003

Carolyn Reaves
Notary Public

My Commission Expires: 9/20/04
(AFFIX SEAL)

Re-Recorded to correct Map & Parcel number

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:
Emory D. SEWELL and Cynthia S. SEWELL
808 Kettering Close
Antioch, TN 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
5301 Virginia Way
Brentwood, TN 37027

Map Parcel No.
151-9-O-A-Parcel 293

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 **Emory D. SEWELL and Cynthia S. SEWELL, husband and wife**, 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 293, on the Final Plat of Phase 3, Section 2, LONG HUNTER CHASE, as of record in Instrument No. 20020926-0117442, 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., a Virginia Corportion t/a Fox Ridge Homes, by deed from JCH Development Company, Inc., a Tennessee Corporation, of record in Instrument No. 20030912-0134376, Register's Office for Davidson County, Tenneessee.

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 all matters on the Plan of Phase 3, Section 2, Long Hunter Chase, of record as Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

Easement for Storm Drainage/ Sewer of record in Instrument No. 20001030-0107415 and storm water detention in Instrument No. 20020718-0086411 , Register's Office for Davidson County, Tennessee.

Certificate of resolution for JCH Development Company, Inc., of record in Book 9432, page 789, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9433, page 953, Register's Office for Davidson County, Tennessee.

Quitclaim of Common Areas of record in Book 9432, page 792 and in Book 9649, page 764, Register's Office for Davidson County, Tennessee.

Easements granted by Dardanus Mackey and wife, Mary F. Mackey to United States of America for purposed of maintaining a transmission line of record Book 1101, page 457 and in Book 2338, page 466, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9430, page 251 and First Amendment for Long Hunter Chase of record in Book 9534, page 938, Register's Office for Davidson County, Tennessee.

Declaration of Annexation of Long Hunter Chase Phase 3, Section 1, of record in Instrument No. 20020930-0118656, Register's Office for Davidson County, Tennessee.

Grant of Easements to Crossman Communities of Tennessee, LLC, of record in Instrument Number 20000906-0088271 and in Instrument No. 20000906-0088272, Register's Office for Davidson County, Tennessee.

Easement granted Tennessee and Telegraph Company by JCH Development Corporation, Inc. of record in Book 9661, Page 919 and in Instrument No. 20000906-0088271 and in Instrument 2001030-00107415, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 8197, Page 288 and Book 9988, Page 821, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers of record in Book 9588, Page 930 and Book 9988, Page 793 and Book 9988, Page 821, Register's Office for Davidson County, Tennessee.

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.

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.

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.

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.

Judgement 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.

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

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: **808 Kettering Close, 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 26th day of November, 2003.

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

BY: _____
Kevin Martin, Division Manager

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 26th day of November, 2003.

NOTARY PUBLIC

My Commission expires: 9/16/06

