Davidson County DEEDWARR
Recvd: 04/05/04 13:43 2pgs
Fees:13.00 Taxes:402.93

20040405-0038200

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 April, 2004

Notary Public

My Commission Expires: 10-18-04
(AFFIX SEAL)

JACKSON M. WELCH, JR. 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:	Send Tax Bills To:	Map Parcel No.
Kevin W. HILL and Robin W. HILL 1937 Nashboro Blvd. Nashville, TN 37217	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	135-12-0-C-031.00CO

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 Ryan Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Kevin W. HILL and Robin W. HILL, 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 31, as shown on, on the Plan of a Horizontal Property Regime Plat, Nashboro Village Tract 13 of record in Instrument Number 20021230-0161681, 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 Ryan Homes by Deed from Vastland Nashboro Development, LLC of record in Instrument No. 20031217-0180191, 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.

The Plan of record in Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Parkside Villas Homeowners Association, Inc., of record in Instrument #20021211-0152726, as amended and replaced with the name Lakeside Villas Homeowner's Association Inc. of record in Instrument Number 20031008-0149209, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 4827, Page 14 and Subject to the By-Laws of Parkside Villas Homeowner's Assoication, Inc. of record in Instrument Number 20021211-0152727, as amended and replaced with the mane Lakeside Villas Homeowner's Association, Inc. of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

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

Land in Davidson County, Tennessee being Unit #31, on the Plan of a Horizontal Property Regime Plat, Nashboro Village – Tract 13, of record in Plat Instrument #20021230-0161681, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Easement for Sewer of record in Book 8870, page 887 and 932, and in Instrument No. 20021205-0150029, Register's Office for Davidson County, Tennessee.
Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.
Easement of record in Book 10110, Page 054, said Register's Office.
All matters on the Plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, 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.
Rights of the others in and to the common areas and/or elements of Lakeside Villas.
Easement for Cable Television of record in Instrument #20001012-0101575, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record in said Register's Office
Agreements of record in Instrument Number 20020507-0056329, said Register's Office.

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: **1937 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 2nd day of April, 2004.

NVR, INC., a Virginia Corporation, trading as Ryan 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 his oath(s) acknowledged himself to be the Division Manager of NVR , Inc., t/a Ryan Homes, a Virginia corporation; the within maned bargainor, and corporation, and that he as such Division Manager being authorized so to do, executed 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 in Brentwood, Tennessee, this 2nd day of April, 2004.

_____
NOTARY PUBLIC

My Commission Expires:

