Return to

SETTLEMENT SERVICES OF
TENNESSEE, L.L.C.
121 FIRST AVE., SOUTH #210
FRANKLIN, TN 37064

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 5115 Maryland Way, Suite 300 Brentwood, TN 37027	Same	Part of Map 151-9-0-A Parcel 254

Davidson County DEEDWARR
Recvd: 05/21/04 10:46 4pgs
Fees:23.00 Taxes:126.33

20040521-0059895

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, JCH Development Company, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to NVR, Inc. T/A Fox Ridge Homes ("Grantee"), its heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 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 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.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. Taxes for the year 2004, a lien, but not yet due and payable.

2. Subject to all matters on the Plan of Phase 3, Section 2, Long Hunter Chase of record as Instrument Number 20020926-0117442, Register's Office for Davidson County, Tennessee.

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

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

5. 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.

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

7. 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.

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

9. 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.

10. Conveyance of common areas from JCH Development Company, Inc. to Long Hunter Chase Homeowners Association, Inc. of record as Instrument Number 20021003-0120427, 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 Dewers 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, installation, 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 Company, 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. Declaration of Annexation of Long Hunter Chase, Phase Three, Section Two and Submission to the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase recorded in Instrument Number 20020930-0118656, Register's Office for Davidson County, Tennessee.

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

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

29. Stormwater Detention Agreement, as to Long Hunter Chase Phase 3, Section 2, Long Hunter Chase as of record as Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 254 Long Hunter Chase, Phase 3, Section 2, Antioch, TN 37013.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 20th day of May, 2004.

JCH DEVELOPMENT COMPANY, INC.

By: _____
W. Lee Corbett, Secretary

LHC/254/Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, an official Notary Public of the said county and state, 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., the within named bargainor, a corporation, and who acknowledged that as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

WITNESS MY HAND, at office, this 20th day of May, 2004.

Notary Public

My Commission Expires: _____

LAURA STEWART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $34,143.00.

Affiant

Sworn to and subscribed before me this 20th day of May, 2004.

Notary Public

My Commission Expires: 9/20/04

CAROLYN GLEAVES
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.
My Commission Expires 09-20-04

LHC/254/Deed