Davidson County DEEDWARR
Recvd: 06/30/04 12:30 2pgs
Fees:13.00 Taxes:534.63

20040630-0077704

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,494.00

Frances A Burns

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 June, 2004

Notary Public

My Commission Expires: 11/22/07

(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC WILLIAMSON COUNTY, TN LARGE

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:
Frances A. BURNS
2508 Kanlow Drive
Antioch, TN 37013

Send Tax Bills To:
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map Parcel No.
Part of Map 174 Parcel 17

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 **Frances A. BURNS, 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.
Being Lot 213, as shown on CANE RIDGE FARMS Phase Four, of record in Instrument No. 20040405-0038207, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR Inc. A Virginia Corporation, t/a Fox Ridge Homes, by Warrany Deed from Cane Ridge Farms LLC of record in Instrument No. 20040405-0038207, Register's Office for Davidson County, Tennessee, dated March 31, 2004.

This conveyance is made subject to:

a. Taxes and assessments for the year 2004, and subsequent years, which are a lien and not yet due and payable.

b. Declaration Of Covenants, Conditions and Restrictions of record in Instrument Number 2000 090500 87103, 1st amendment of record as Instrument No. 20001204-0119093, 2nd amendment of record in Instrument No. 20010815-0088370, Register's Office for Davidson County, Tennessee.

c. Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.

d. By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.

e. Conveyance of common areas of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.

f. Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

g. Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

h. All Matters on the Plan of Cane Ridge Farms – Phase Four, recorded in Instrument Number 20030721-0101773, Register's Office for Davidson County, Tennessee.

i. Easement to United Telephone Company of record as Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.

j. Rights of others in and to the common areas and elements of Cane Ridge Farms.

k. Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

l. Subjec tot all matters of the Plat of record in Instrument No. 20020821-0101307.

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: **2508 Kanlow Drive, 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 29 day of June, 2004.

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 29 day of June, 2004.

NOTARY PUBLIC

My Commission expires: 9/16/06

ASHLEY BROOKS CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.