Davidson County DEEDWARR
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Fees:13.00 Taxes:94.04
20040930-0118075

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $25,415.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th September, 2004

Notary Public

My Commission Expires: 7-17-06

(AFFIX SEAL)

ROBERT WOODSIDE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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.**
NVR, Inc. T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	SAME	Map 52-13-0-B, Parcel 209

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, **DOOCHIN RIVERGLEN PROPERTIES, L.L.C.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES,** 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, Tennessee, being Lot 59 on the Plan of River Glen Phase III, Section 1, as of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Julius Doochin, Trustee by deed from Anita Louisa Peacher, widow of record in Book 5690 at Page 853, Register's Office for Davidson County, Tennessee. The said Julius Doochin, Trustee having conveyed said property to Julius Doochin, individually as of record in Book 9676 at Page 346, and to Doochin Riverglen Properties, LLC by Quitclaim Deed of record as Instrument Number 20031104-0161636 and corrected in Instrument Number 20040127-0010301, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2004, and subsequent years, which is a lien now due and payable.

b. All matters on the Plan of River Glen Phase III, Section 1, a PUD, of record as Instrument Number 20011207-0135041, Register's Office for Davidson County, Tennessee.

c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Penn Meade Subdivision Section I & IA, as of record in Book 6762, Page 208, Register's Office of 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.

d. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or thereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Glen of record in Book 6762 Page 208 Register's Office for Davidson County, Tennessee.

e. Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571 and By-Laws of River Glen Homeowner's Association attached thereto.

f. Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

g. Charter of River Glen Homeowner's Association of record in Book 8069, Page 158, Register's Office for Davidson County, Tennessee.

h. All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671, Register's Office for Davidson County, Tennessee.

i. Stormwater Detention Agreement of record in Instrument No. 20010816-0088874, said Register's Office.

j. Subject to rights of others in and to the common areas and/or elements of River Glen.

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

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: (X)
This is improved: ( ) property, known as: **RIVER GLEN LOT(S) 59, Phase 3, Section 1, Davidson County, TN.**

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 OUR HANDS this 29th day of September, 2004.

Doochin RiverGlen Properties, L.L.C.

By:	Benjamin A. Doochin
It's	Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Benjamin A. Doochin with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Chief Manager of Doochin River Glen Properties, LLC, and that he as such Chief Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Chief Manager of Doochin River Glen Properties, LLC .

Witness my hand and official seal at office in Franklin, Tennessee on this the 29th day of September, 2004.

Robert Woodside
Notary Public

My commission expires: 7-17-06

