Davidson County DEEDWARR
Recvd: 10/25/04 13:03 2pgs
Fees:13.00 Taxes:582.38

20041025-0128012

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th October, 2004

Notary Public

My Commission Expires: 2-19-07
(AFFIX SEAL)

SANDRA S. TOMLIN 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.
Antonio J. COOK 1345 Bell Road #306 Antioch, TN 37013	Sebring Capital Partners, LP 4000 International Parkway Carrollton, TX 75007	162-12-0-B-007.00CO

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 Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Antonio J. COOK, 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.

Land in Davidson County, Tennessee being Unit Nos. 2B, on the Plan of Villas at Belle Parke, Phase One, a horizontal property regime, of record in Instrument No. 20020913-0111601, and as defined in the Master Deed of record in Instrument No. 20020911-0110959, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

The premises herein is/are condominium apartment(s) established pursuant and subject to the provisions of the Tennessee Horizontal Property Act, as the same is set out in Section 86-27-101, et.seq., of the Tennessee Code Annotated, and is subject to 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 hereafter 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 Villas of Belle Parke of record in Instrumnet No. 20020911-0110959 and as amended in Instrument No. 200230515-0066792, said Register's Office.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by deed from Belle Parke, LLC, dated Feb. 25, 2004, recorded in Instrument No. 20040302-0023686, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

Taxes for the year 2004 have been paid. Taxes and assessments for the year 2005, and subsequent years, which are a lien and not yet due and payable.

All matters of record in Instrument No. 20020913-011601, Register's Office for Davidson County, Tennessee.

Master Deed of record in 20020911-0110959, said Register's Office.

Easement for construction and maintenance of drainage facility recorded in Book 7838 at Page 934, in the said Register's Office.

Declaration of Drainage Easement recorded as Instrument No. 20020322-0035169, in the said Register's Office.
Landscape Buffer Easement recorded in Instrument No. 20011217-0138710, in the said Register's Office.
Restrictive Convenats/Declaration of Covenants, Conditions and Restrictions contained in Instrument(s) of record in Instrument No. 20020911-0110959, said Register's Office.
Subject to flow of any streams on and across subject property.
Rights or claims of parties in possession not shown by the public records.
Any and all visible easements lying on or across the property.
All other easements and restrictions of record in said Register's Office.
Any matters that would be revealed by an accurate survey.
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: **1345 Bell Road #306, 2-B, Villas Of Belle Parke, 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 14th day of October, 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 14th day of October, 2004.

NOTARY PUBLIC

SHIRLEY BROOKS CREWS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission expires: 10/16/06