Davidson County DEEDWARR
Recvd: 12/29/04 10:09 2pgs
Fees:13.00 Taxes:130.43
20041229-0153674

WARRANTY DEED

STATE OF TENNESSEE
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th December, 2004

Notary Public

My Commission Expires: 10-22-07
(AFFIX SEAL)

WENDI L. FERRICK NOTARY PUBLIC AT LARGE RUTHERFORD 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.**
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way Suite 300 Brentwood, TN 37027	SAME	Map 174-11-0-A Parcel 171

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, **CANE RIDGE FARMS, LLC**, 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 459, as shown on CANE RIDGE FARM, Phase Two, of record in Instrument Number 20020821-0101307, 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 Cane Ridge Farms, LLC by deed from JL Investments, LLC, a Tennessee limited liability company of record in Book 11431 at Page 163, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2005, 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 0905-0087103, 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 Plat of Record in Instrument Number 20020821-0101307, 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.

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: **Cane Ridge Farms Lot(S) 459 Phase 2, 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 17th day of December, 2004.

Cane Ridge Farms, LLC

By:	Steven Dotson
It's	Chief Manager

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Steven Dotson with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Cane Ridge Farms, 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 Cane Ridge Farms, LLC.

Witness my hand and official seal at office in Murfreesboro, Tennessee on this the 17th day of December, 2004.

Notary Public

My commission expires: 10-22-07

WENDI L. FERRICK
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENN.