Davidson County DEEDWARR
Recvd: 01/03/05 15:43 2 pgs
Fees:13.00 Taxes:439.60

20050103-0000777

WARRANTY DEED

STATE OF
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,812.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 December, 2004

Notary Public

KIMBERLY J. BUCHHEID
Notary Public, State of Ohio
My commission expires 07/15/2009

My Commission Expires:
(AFFIX SEAL)

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**	Part of Map 162 Parcel 141

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, **BELLE PARKE, LLC AN OHIO LIMITED LIABILITY COMPANY**, 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 Unit Nos. 14 A Thru 14 D, of Tract II on the plan of Final Plat, Villas at Belle Parke, Phase II, a horizontal property regime, of record in Instrument No. 20020722-0087814, and as defined in the Amendment to Master Deed and By-Laws of record in Instrument Number 20040218-0018915 to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Belle Park, LLC by deed from Mill Creek Associates, GP of record in Instrument Number 20011217-0138710, 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. All matters of record in Instrument No. 20020722-0087814 in the Register's Office for Davidson County, Tennessee.

c. 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 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 Instrument No. 20020911-0110959 and as amended in Instrument Number 20021025-0130922 and Instrument Number 20030515-0066792 and Instrument Number 20040218-0018915 of the Register's Office for Davidson County, Tennessee.

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

e. Declaration of Drainage Easement recorded as Instrument No. 20020322-0035169, in the said Register's Office.

f. Landscape Buffer Easement recorded in Instrument No. 20011217-0138710, in the said Register's Office.

g. Storm Water Detention Agreement recorded as Instrument No. 20020320-0034488. in the said Register's Office.

h. Rights of others in and to the use and maintenance of the common areas.

i. Subject to any creeks, streams, or branches on and across the subject property

j. Subject to 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: **VILLAS @ BELLE PARKE, UNITS 14A, 14B, 14C & 14D, Phase 2, Davidson County, 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 OUR HANDS this 21ST day of December, 2004.

Belle Parke, LLC

By: Classic Properties, Inc., its managing member,

BY: Joseph F. Farruggia
Joseph F. Farruggia, President

STATE OF OHIO

COUNTY OF HAMILTON

On this 21ST day of DECEMBER 2004, before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Joseph F. Farruggia**, who, being by me duly sworn, says that he is the **President of Classic Properties, Inc., the managing member** of **Belle Parke, LLC**; that he signed and sealed said instrument on behalf of said **Belle Parke, LLC**, its authority duly given, and the said **Joseph F. Farruggia**, acknowledged said instrument to be the act and deed of said **Belle Parke, LLC,** and the corporate seal was hereby affixed.

Witness my hand and official seal at office in Hamilton Co., OHIO on this the 21ST day of December 2004.

Notary Public

My commission expires: _____

NOTARIAL SEAL STATE OF OHIO

KIMBERLY J. BUCHHEID
Notary Public, State of Ohio
My commission expires 07/15/2009