Davidson County DEEDWARR
Recvd: 01/25/05 10:43 2 pgs
Fees:13.00 Taxes:1455.09

20050125-0008977

WARRANTY DEED

Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

JD

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 393,268.00

Natasha Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st January, 2005

H. ANTHONY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 1/4/06
(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.**
Scott J. FRAY and Nancy LeAnn FRAY 1220 Beautiful Valley Court Nashville, TN 37221	New Owner	126-15-0-A-329.00

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 **Scott J. FRAY and Nancy LeAnn FRAY, husband and wife**, 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 34, on the Plan of BOONETRACE, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way, of record as Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc, of record in Instrument No. 20041006-0120770, Register's Office for Davidson County, Tennessee.

Part of 30'

This conveyance is made subject to:

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

All matters on the plan of record in Book 20031210-0177241, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, page 63 and Book 9665, page 420, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7265, page 657, Book 9342, page 312, Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, and Instrument Number 20000126-0008529, and in Instrument No. 20010717-0075902, and Instrument No. 20010607-0060003 and in Instrument No. 20011003-0107279, and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

Subject to H.O.A. Charter of record in Book 9607, page 534, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention Agreement, of record in Instrument No. 20001120-0114598, said Register's Office.

Easement for Storm Water Detention Agreement, of record in Instrument No. 20021217-0155375, said Register's Office.

Easement for Dedication of Public Utilities for Harpeth Valley Utility District, of record in Instrument No. 20040406-0038745, said Register's Office.

Easement for Public Utilities, of record in Instrument No. 20040204-0013636, said Register's Office.

Subject to all matters on the Plan of Boone Trace, Section 8, Phase 2, Beautiful Valley Drive at Settler's Way of record as Instrument No. 20010806-0094780, said Register's Office.

Subject to all matters on the PUD Boundary Master Plat of Boone Farm at Biltmore of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas by Quitclaim Deed from NVR, Inc., d/b/a Fox Ridge Homes and Tenn. Contractors, Inc, unto Boone Trace Homeowners Association, Inc, of record in Instrument No. 20011119-0126831, said Register's Office.

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: **1220 Beautiful Valley Court, Lot 34 Boone Trace, Nashville, TN 37221**

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 21st day of January, 2005

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 21st day of January, 2005

_____
NOTARY PUBLIC

ASHLEY BROOK CREST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission expires: 9/16/06