Sidwell Barrett

Davidson County DEEDWARR
Recvd: 02/04/05 11:44 2 pgs
Fees:13.00 Taxes:613.71

20050204-0013290

WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,868.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st January, 2005

Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires 08-16-08

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 Brentwood, TN 37027	**SAME**	Map 135-12-0-E Parcel 16, Map 135-12-0-E Parcel 17, Map 135-12-0-E Parcel 18, Map 135-12-0-E Parcel 19, Map 135-12-0-E Parcel 20

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, **Vastland Nashboro Development, 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 Units 216, 217, 218, 219 and 220, as shown on the Plan of Phase One NASHBORO VILLAGE Tract 21 of record in Book 4660, Page 159, as Amended in Instrument No. 20031118-0168332 and as now included in the Horizontal Property Regime, Private Element, Nashboro-Fairway Pointe.

Being part of the same property conveyed to Vastland Nashboro Development, LLC by Deed from WDN Properties, LTD of record in Instrument No. 20020507-0056328, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2005, a lien not yet due and payable.

b. Subject to restrictions set forth in Book 4827, page 14, Register's Office for Davidson County, Tennessee.

c. Charter of Fairway Pointe Homeowner's Association of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

d. Consent to Declaration of Covenants, Conditions, and Restrictions For Fairway Point Homeowners Association of record as Instrument Number 20010322-0027768, Register's Office for Davidson County, Tennessee.

e. Declaration of Covenants, Conditions, and Restrictions For Fairway Point Homeowners Association, Inc., of record in Book 11703, Page 520 and By-Laws of Fairway Pointe Homeowners Association, Inc. attached thereto as Exhibit "C" at Page 560, as Amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.

f. Subject to all matters on the PUD Boundary Plat of Nashboro Village – Fairway Pointe of record as Instrument Number 20020710-0083054,and in Instrument No. 20020820-0100664, and in Instrument No. 20031118-0168332,Register's Office for Davidson County, Tennessee.

g. Judgment of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Instrument recorded in Book 4254, page 410, Register's Office for Davidson County, Tennessee. (As to a portion of Tract 7 on the Plat of Nashboro Village as recorded in Plat Book 4660, page 156, and a portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, page 74)

h. Public R-O-W Dedication of Record in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.

i. Easements of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

j. Easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 8870, page 887, and in Book 8870, page 932, Register's Office for Davidson County, Tennessee.

k. 0.02 acre overhead line easement granted to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

l. Easement as established and reserved in Book 10110, page 854, Register's Office for Davidson County, Tennessee.

m. Easement for Cable T.V. of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

n. Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425, Register's Office for Davidson County, Tennessee.

o. Terms and provisions of Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

p. Conveyance of Common Area of record as Instrument Number 20001010-0100360, Register's Office for Davidson County, Tennessee.

q. Stormwater Detention Agreements of record in Instrument No. 20010314-0024179 and 20020815-0096780, Register's Office for Davidson County, Tennessee.

r. Quitclaim of Common Areas from WDN Properties, Ltd, a Texas limited partnership to Fairway Pointe Homeowners Association, Inc. of record as Instrument Number 20001010-0100360, Register's Office for Davidson County, Tennessee.

s. Subject to agreements contained in License for Use of Fitness Center and Swimming Pools or records in Instrument No, 20020507-0056329, Register's Office for Davidson County, Tennessee.

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

u. Rights of others in and to the common areas and/or elements of Fairway Pointe or Nashboro Village.

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: **Nashboro Village-Tract 21 Lot(S) 216, 217, 218, 219 And 220, 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 31st day of January 2005.

Vastland Nashboro Development, LLC

By:	Mack McClung
It's	Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric Mack McClung with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Chief Manager of Vastland Nashboro Development, 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 Vastland Nashboro Development, LLC .

Witness my hand and official seal at office in Franklin, Tennessee on this the 31st day of January 2005.

Notary Public

My commission expires: 8-16-08

CAROLYN GLEAVES
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY, TN.