Davidson County DEEDWARR
Recvd: 04/05/05 08:58 2 pgs
Fees:13.00 Taxes:653.63

20050405-0036735

WARRANTY DEED

SANDRA S. TOMLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,657.00

Christine M Bitner
Affiant

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

Sandra S. Tomlin
Notary Public

My Commission Expires: 2/19/07
(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.**
Christine M. BITNER, Raymond EDWARDS and Dorothy A. EDWARDS 1605 Timber Run Nashville, TN 37214	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	108-16-0-A-015.00

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 **Christine M. BITNER, unmarried, Raymond EDWARDS, husband and wife, Dorothy A. EDWARDS**, 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 No.15 on the Plan of Timber Ridge of record as Instrument #20040113-0005330,in the 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 Precision Homes, Inc., of record in Instrument #20050113-0004921, Register's Office for Davidson County, Tennessee.

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.

Covenants Conditions and Restrictions recorded as Instrument No. 20040115-0006462, Register's Office for Davidson County, Tennessee., but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of theUnited States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Timber Ridge Homeowner's Association, Inc. of record as Instrument Number 20040123-0009124, Register's Office for Davidson County, Tennessee.

Subject to a Roadway Easement of record in Book 10725, Page 218, Register's Office for Davidson County, Tennessee.

Rights of the public in and to the cemetery, with rights of ingress and egress thereto.

All matters on the Plan of Timber Ridge of record as Instrument Number 20040113-0005330, Register's Office For Davidson County, Tennessee.

All other easements and restrictions of record in 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: **1605 Timber Run, Lot 15 Timber Ridge, Nashville, TN 37214**

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 31st day of March, 2005.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Appointed Vice President, with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President 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 Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 31st day of March, 2005.

Hazel L. Wright
NOTARY PUBLIC

My Commission expires: 9/24/06

