Davidson County DEEDWARR
Recvd: 04/05/05 15:04 2 pg
Fees:13.00 Taxes:738.18

20050405-0037333

**WARRANTY DEED**

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,509.00

Affiant

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

Notary Public

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

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC 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. |
|---|---|---|
| Dante WADE and Kenyatta OSBORNE<br>2153 Camille Drive<br>Antioch, TN 37013 | Argent Mortgage Company, LLC<br>44 South Broadway, 16th Floor<br>White Plains, NY 10604 | 174-11-0-A-171.00 CO |

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 **Dante WADE and Kenyatta OSBORNE, 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 459, on the Plan of Cane Ridge Farms – Phase Two, of record as Instrument #20020821-0101307, Register's Office for Davidson county, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Deed from Cane Ridge Farms, LLC, recorded August 21, 2002 in Instrument No. 20020821-0101307, 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.

Declaration Of Covenants, Conditions and Restrictions of record in Instrument #20000905-0087103, 1st amendment of record as Instrument #20001204-0119093, 2nd amendment of record in Instrument #20010815-0088370, Register's Office for Davidson County, Tennessee.

Charter of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument #20010815-0088360, Register's Office for Davidson County, Tennessee.

By-laws of Cane Ridge Farms Homeowners Association, Inc. of record in Instrument #20000905-0087103, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument #20010815-0088361, Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4428, page 565, Register's Office of Davidson County, Tennessee.

Easement for Utilities of record in Book 5078, page 476, Register's Office of Davidson County, Tennessee.

All Matters on the Plat of Record in Instrument #20020821-0101307, Register's Office for Davidson County, Tennessee.

Easement to United Telephone Company of record as Instrument #20020123-0009340, Register's Office for Davidson County, Tennessee.

Rights of others in and to the common areas and elements of Cane Ridge Farms.

Subject to lien for special assessments as contained in the Restrictions for Cane Ridge Farms.

Conveyance of Common Areas from Cane Ridge Farms, LLC to Cane Ridge Farms Homeowners Association, INC., as of record in Instrument #20010815-0088361, Register's Office for Davidson County, Tennessee.

unimproved: ( )
This is improved: (X) property, known as: **2153 Camille Drive, Lot 459 Cane Ridge, Antioch, 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 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

NOTARY PUBLIC AT LARGE WILLIAMSON CO.