Davidson County DEEDWARR
Recvd: 05/24/05 09:51 2 pgs
Fees:13.00 Taxes:538.87

20050524-0058319

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 $ 145,640.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th May, 2005

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.**
Mun Sun LEE 2430 Nashboro Blvd. Nashville, TN 37217	Saxon Mortgage, Inc. 4880 Cox Road Glen Allen, VA 23060	135-12-0-E-16

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 **Mun Sun LEE, married**, 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.

2430 Nashboro Blvd., Nashville, Tn. 37217 known as being Unit 216 , as shown on, NASHBORO VILLAGE AT FAIRWAY POINTE of record in Book 4660, Page 159, As Amended in Instrument No. 20031118-0168332 and as now included in the Horizontal Property Regime Private Elements, Nashboro-Fairway Pointe, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Vastland Nashboro Development, LLC, dated January 31, 2005, recorded in Instrument No. 20050204-0013290, 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.
The Plan of record in Book 4660, page 159, amended in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.
Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 520 and By-Lawd 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. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the united states code or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to restrictions set forth in Book 4827, page 14 and Consent to Declaration of Covenants, Conditions and Restrictions for Fairway Point Homeowners Association of record in Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee.
Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
Easement for Sewer of record in Book 8870, page 887 and 932, and in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179,and in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.
Subject to all matters on the PUD Boundary Plat of Nashboro Village-Fariway Pointe of record as Instrument No. 20020710-0083054, Instrument No. 20020820-0100664, Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee.
0.02 acre overhead line esement granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument No. 4815, page 425, Register's Office for Davidson County, Tennessee.
Judgment of Declaration of Taking for J. Percy Priest Dam of record 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.)
Public Right-of-way Dedication of record in Book 4460, page 149-151, Register's Office for Davidson County, Tennessee.
Conveyance of Common Area of record in Instrument #200010100100360, Register's Office for Davidson County, Tennessee.
Easement for Cable Television of record in Instrument #200010120101575, Register's Office for Davidson County, Tennessee.
Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record in said Register's Office.
Easement as established and reserved in Book 10110, page 854, Register's Office for Davidson County, Tn.
Subject to lien for special assessments as contained in the restrictions.
Rights of others in and to the common areas/and or elements of Fairway Pointe of 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: ( )
This is improved: (X) property, known as: **2430 Nashboro Blvd., Unit 216 Fairway Pointe, Nashville, TN 37217**

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 20th day of May, 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 20th day of May, 2005.

_____
NOTARY PUBLIC

My Commission expires: 9-24-06

