Davidson County DEEDWARR
Recvd: 08/23/05 11:32 2 pgs
Fees:13.00 Taxes:305.25

20050823-0100276

WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th August, 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, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TN 37027 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
NVR Inc., T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	SAME	P/O Map 41, Parcel 2

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, **AUTUMN PARTNERS, 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 Lot Nos. 31, 39 And 41 on the Plan of Cobblestone Creek Phase 1-A of record as Instrument Number 20050610-0066806, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Autumn Partners, LLC, a limited liability company by deed from Laura Katherine Parrish Warick and Laura Ann Cathey of record as Instrument Number 20030814-0117276, Register's Office for Davidson county, Tennessee.
This conveyance is made subject to:

a. 2005 County taxes a lien are not yet due and payable.

b. Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument Number 20041208-0146322.

c. Right of-Way easement granted Tennessee Natural Gas lines Inc., of record in record in-Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

d. Subject to the flow of the waters of any rivers, creeks, or streams across said premises.

e. Rights of the Public in and to any navigable waterways within the bounds of said premises.
   (a) The rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams.
   (b) Riparian rights incident to premises.
   (c) Rights of upper and lower riparian owners in and to the waters of any rivers, creeks, or streams crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

f. Rights of the public in and to a cemetery located on subject property, with rights of ingress and egress thereto.

g. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823. Job No. 02-162

h. Stormwater Detention Agreement of record as Instrument Number 20040304-0024829, Register's Office for Davidson County, Tennessee.

i. 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.

j. Conveyance of Common Areas from Autumn Partners, LLC to Cobblestone Creek Homeowners Association of record as Instrument Number 20041208-0146323, Register's Office for Davidson County, Tennessee.

k. Subject to all matters on the Plan of Cobblestone Creek, Phase One, of record as Instrument Number 20040804-0093431, and as amended in Instrument Number 20041022-0127319, Register's Office for Davidson County, Tennessee.

L. Subject to all matters on Plan of Cobblestone Creek, Phase 1-A of record*

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.

*Instrument No. 20050610-0066806, Said Register's Office.

unimproved: (X)

This is improved: ( ) property, known as: **COBBLESTONE CREEK LOTS 31, 39 And 41, 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 8th day of August, 2005.

Autumn Partners, LLC

By:	Michael R. Stokes
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 Michael R. Stokes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Autumn Partners, 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 Chief Manager of Autumn Partners, LLC

Witness my hand and official seal at office in Franklin, Tennessee on this the 8th day of August, 2005.

Notary Public

My commission expires: [illegible]

BETTYE L. PEDIGO NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY