Davidson County DEEDWARR
Recvd: 09/14/05 13:23 2 pgs
Fees:13.00 Taxes:758.78

20050914-0110643

WARRANTY DEED

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

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,076.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th September, 2005.

Notary Public

EXPIRES: FEBRUARY 19, 2007

My Commission Expires: 2/19/07
(AFFIX SEAL)

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., a Virginia Corporation T/A Fox Ridge Homes	**SAME**	Map 135-12-0-E Parcel 221, Map 135-12-0-E Parcel 222, Map 135-12-0-E Parcel 223, Map 135-12-0-E Parcel 224, Map 135-12-0-E Parcel 225, Map 135-12-0-E Parcel 226

5115 Maryland Way
Brentwood, TN 37027

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 Unit Nos. 221, 222, 223, 224, 225 and 226 on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument Number 20050222-0018814, 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 as Instrument Number 20020507-0056328, Register's Office for Davidson County, Tennessee. This conveyance is made subject to:

a. Taxes and assessments for the year 2005, and subsequent years, which are a lien and not yet due and payable.

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

c. Consent to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association of record as Instrument Number 20010322-0027768 and as Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowner's Association, Inc. of record in Book 11703, Page 520 and By-Laws of Fairway Point Homeowners Association, Inc. attached thereto as Exhibit "C" at Page 560, and as amended in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee.

e. Subject to all matters on the PUD Boundary Plat of Nashboro- Fairway Pointe of record as Instrument Number 20020710-0083054, Register's Office for Davidson County, Tennessee.

f. Subject to all matters on the Plan of Nashboro- Fairway Pointe of record as Instrument Number 20020820-0100664, Register's Office for Davidson County, Tennessee.

g. Subject to all matters on the Plan of Tract #21- Nashboro Village of record in Book 4660, Page 159 as amended by Instrument Number 20050222-0018814, Register's Office for Davidson County, Tennessee.

h. Public Right-of-Way Dedication of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.

i. Five (5) foot easement for sanitary sewer and storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee.

j. Easement for Sanitary Sewers of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

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

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

m. Easement for Cable Television of record of record as Instrument Number 20001012-0101575, Register's Office for Davidson County, Tennessee.

n. Judgment of Declaration of Taking for J. Percy Priest Dam, of record in Book 4254, Page 410, 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. Storm Water Detention Agreement of record as Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

q. Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record as Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

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

s. 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 Lots 221, 222, 223, 224, 225 & 226, Davidson County, TN. Davidson County, Tennessee**

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 9th day of September, 2005.

Vastland Nashboro Development, LLC

By:	

Vice President

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the of , and that he as such Vice President, 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 Vice President of .

Witness my hand and official seal at office in Franklin, Tennessee on this the 9th day of September, 2005.

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

Sandra S. Tomlin
Notary Public

My commission expires:

EXPIRES: FEBRUARY 19, 2007