Davidson County DEEDWARR
Recvd: 01/11/06 11:49 2 pgs
Fees:13.00 Taxes:881.54

20060111-0004250

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,254.00

Kirk W Galbreath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 December, 2005

Notary Public

My Commission Expires: 10/20/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC

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.**
Kirk W. GALBREATH and Cynthia Y. GALBREATH 4929 Indian Summer Drive Nashville, TN 37207	Ownit Mortgage Solutions, Inc. 11700 Great Oaks Way Alpharetta, GA 30022	Part of Map 32, Parcel 11

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 **Kirk W. GALBREATH and Cynthia Y. GALBREATH, 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.

Land in Davison County, Tennessee, being Lot No. 63 on the Plan of Quail Ridge Section Seven of record in Instrument #20050825-0101520, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to NVR, Inc., T/A Fox Ridge Homes by Warranty Deed from The Developers, a joint venture by deed from R. L. Eatherly, recorded 9/27/05, of record in Instrument #20050927-0115934, and Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to The Developers, a joint venture by deed from R. L. Eatherly, dated 7/30/85 of record in Book 6628, Page 853, and Register's Office for Davidson County, Tennessee.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from The Developers, of record in Instrument No. 20050927-0115934, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70, and Book 8163, Page 781, Registers 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 the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to all matters shown on the Plan of Quail Ridge, Section 7 of record as Instrument Number NOR, Register's Office of Davidson County, Tennessee.

Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services of record in Book 11444, Page 161 and in Instrument Number 20040817-0099250, 20040817-0099251, and 20040817-099252, Register's Office for Davidson County Tennessee.

Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, of record in Instrument Numbers 20030312-0033193 and 20040902-0106431, Register's Office for Davidson County, Tennessee.

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

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to all matters shown on the Plan of Quail Ridge Phase One- Section 7 of record as Instrument Number 20050825-0101520, Register's Office for Davidson County, Tennessee.

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: **4929 Indian Summer Drive, Lot 63 Quail Ridge, Nashville, TN 37207**

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 30 day of December, 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 30 day of December, 2005.

_____
NOTARY PUBLIC

My Commission expires: 9/16/06

