Davidson County DEEDWARR
Recvd: 06/28/06 14:14 2 pgs
Fees:13.00 Taxes:564.25

20060628-0077491

**SPECIAL WARRANTY DEED**

**STATE OF TENNESSEE**
**County of Davidson**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 June, 2006**

**Notary Public**

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

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

**THIS INSTRUMENT WAS PREPARED BY**
**SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102**
**BRENTWOOD, TENNESSEE 37027 (615) 591-1156**

**Address of New Owners as Follows:**
Stephanie E. RAINES
3160 Penn Meade Way
Nashville, TN 37214

**Send Tax Bills To:**
First Magnus Financial Corp.
603 N. Wilmont
Tucson, AZ 85711

**Map Parcel No.**
052-13-0-B Parcel 392

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 **Stephanie E. RAINES, unmarried**, 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 7 on the Plan of River Glen Phase 6, of record in Instrument #20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument #20050713-0081132, Register's Office for
Davidson County, Tennessee.
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Doochin Riverglen Properties, LLC, of record in Instrument #20060314-0029139, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2006, and subsequent years, which are a lien not yet due and payable. Estimated taxes for improved property are $1,771.65

All matters on the Plan of River Glen Phase 6, of record as Instrument #20050602-0062805, Register's Office for Davidson County, Tennessee.

Master Deed for River Glen, a horizontal property regime, as of record in Book 7566, Page 571, and By-Laws of River Glen Homeowner's Association attached thereto and as River Glen Phase 6 is submitted by Declaration of Submisson of record as Instrument #20050713-0081132, Register's Office for Davidson County, Tennessee.

Water and Sanitary Sewer Easements of record in Book 7061, Page 196, Register's Office for Davidson County, Tennessee.

All matters appearing on Plans of Record in Plat Book 6900, Pages 650, 651, and Page 671, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument #20010816-0088874, said Register's Office.

Subject to rights of others in and to the common areas and/or elements of River Glen.

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

Easements of record in Book 7296, page 484, said Register's Office.

Easement of record in Book 11030, page 731, said Register's Office.

Easement of record in Book 3961, page 681, said Register's Office.

Conveyance of Common Areas to RiverGlen Homeowner's Association, Inc., of record in Instrument #20031126-0171892 and #20041217-0150273, 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: **3160 Penn Meade Way, Lot 7 River Glen, Phase 6, Nashville, TN 37214**

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 persons claiming by, through, or under Grantor, but no others. 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 22 day of June, 2006.

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 22 day of June, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires 08-16-08