Davidson County DEEDWARR
Recvd: 07/07/06 12:46 2 pgs
Fees:13.00 Taxes:218.30

20060707-0081777

WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2006

Notary Public

My Commission Expires: 8-16-08
(AFFIX SEAL)

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	Map 114-7-B, Parcel 165

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, **TENN. CONTRACTORS, INC.**, 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 Number 21 on athe Plan of Section 8, Addition to Westchase of record in Instrument Number 20050930-0117579, 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 Tenn. Contractors, Inc., by Deed from Mary Ruth Hoover, unmarried, Nancy Knox and husband, Edward H. Knox, devisee and Heirs at Law of Blanche F. Stinson of record as Instrument Number 20040610-0068998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a) Property tax for the year 2006, a lien, due and payable.

b) Subject to all matters shown on the Plan of P.U.D Boundary Addition to Westchase of record as Instrument Number 200409270113001, Register's Office for Davidson County, Tennessee.

c) Subject to all matters on the plan of Section Eight, Addition to Westchase, of record as Instrument Number 20050930-0117579, Register's Office, Davidson County, Tennessee.

d) 100'-TVA easement of record in Book 751, Page 374, Book 787, Page 13, and Book 787, Page 14 and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

e) Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720, and Book 5258, Page 261, Register's Office for Davidson County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

f) Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852, and Book 8626 Page 868, and Instrument No. 20020411-0045301, Register's Office, Davidson, County, Tennessee, as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

g) Agreement for Dedication of Easements for Public Utilities of record in Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106, Register's Office for Davidson County.

h) **Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484 at Page 315, Register's Office for Davidson County, Tennessee. The location of the cemetery is set forth on the survey by H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.**

i) Easement for the flow of a creek as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

j) Declaration of Covenants, Covenants, Conditions, and Restrictions for Westchase (Fee-Simple Residential Lot Development) of record as Instrument Number 20050602-0062617, 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.

k) Water (Riparian Rights)-Rights of upper and lower riparian owners to full and unobstructed flow of the water of Overall Creek without diminution or pollution and the consequence of any past or future change in the location of Overall Creek.

l) Subject to lien for Special assessments as contained in the restrictions.

m) Subject to the rights of others in and to the common areas and/or elements of Westchase.

n) Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument Number 20060206-0014735.

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

p) No insurance is offered to title to that protion of the premises embraced within the bounds of any roads, streets or highways.

q) Stormwater Detention Agreement of record as Instrument Number 20041020-0126238, 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: (X)
This is improved: ( ) property, known as: **Westchase Lot(S) 21, 1440 West Running Brook Rd., 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 6th day of July, 2006.

Tenn. Contractors, Inc.

By:	John D. Ring
It's	President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, INC., and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as such President of Tenn. Contractors, INC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 6th day of July, 2006.

Notary Public

CAROLYN GLEAVES
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

My commission expires: 8-16-08

My Commission Expires 08-16-08