Davidson County DEEDWARR
Recvd: 08/17/06 11:01 3 pgs
Fees:18.00 Taxes:527.25

20060817-0101523

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 142,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th August, 2006

Notary Public

My Commission Expires: 8-12-2010
(AFFIX SEAL)

Marie Klaszky
Notary Public of New Jersey
My Commission Expires August 12, 2010

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:
Robert S. ARMSTRONG
67 Serenity Court
Franklinville, N.J. 08322

Send Tax Bills To:
SouthStar Funding, LLC
400 Northridge Road, Suite 1000
Atlanta, GA 30350

Map Parcel No.
Map 135-12-0E Parcel 234

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 **Robert S. ARMSTRONG, married**, 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 Unit 234, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument Number 200502220018814 and as now included in the Horizontal Property Regieme, Private Element, Nashboro – Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being part of the same property convevyed to NVR, Inc. t/a Fox Ridge Homes by deed from Vastland Nashboro Development, LLC, recorded April 21, 2006 in Instrument No. 20060421-0046148, Register's Office for Davidson County, Tennessee.
Being part of the same property conveyed to Vastland Nashboro Development, LLC by Deed from WDN Properties, LTD, recorded May 7, 2002 in Instrument No. 20020507-0056328, 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 and not yet due and payable.

The Plan of record in Book 11700, pages 49 & 50, Register's Office for Davidson County, Tennessee.

Subject to the Declaration of Covenants, Conditions, and Restrictions For Fairway Pointe Homeowners Association, Inc., of record as Instrument No. 20010322-0027768 and, Instrument No. 20031118-0168332, , Register's Office for Davidson County, Tennessee.

Subject to the By-laws of Fairway Pointe Homeowners Association, Inc., of record in Book 11703, page 560, Register's Office for Davidson County, Tennessee.

Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

Subject to Homeowner's Association Charter of record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.

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

Easements for Metro Government of record in Book 4868, page 74, and in Book 4815, page 425,and in Instrument No. 20010314-0024179,and in Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, page 860, Register's Office for Davidson County, Tennessee.

All matters on the Plat of record in Book 4660, page 159, Book 6200, page 341, and in Instrument No. 20050222-0018814 and in Instrument No. 20020820-0100664, Register's Office for Davidson County, Tennessee.

Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, page 410, Register's Office for Davidson County, Tennessee.

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

Conveyance of Common Area of record in Instrument #200010100100360, Register's Office for Davidson County, Tennessee.

Easement for Cable Television of record in Instrument #200010120101575, Register's Office for Davidson County, Tennessee.

Agreements of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee

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

Declaration of covenants, conditions and Restrictions for Fairway Pointe Homeowners Association Inc, of record in Book11703, Page 520, and By-Laws of said Homeowner's Association, Inc. attached thereto, as amended in Instrument Number 20031118-0168332, Register's Office for Davidson County, Tennessee

Subject to all matters shown on the Plan PUD Boundary Plat of Nashboro-Fairway Pointe of record as Instrument Number20020710-0083054, and Instrument No. 200820-100664 Register's Office for Davidson County, Tennessee.

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

Five (5) foot easement and twenty (20) foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument recorded in Book 8870, page 887, Register's Office for Davidson County, Tennessee also recorded in Instrument No. Book 8870, page 932, Register's Office for Davidson County, Tennessee.

0.0.2-acre overhead line easement granted to Metropolitan Government of Nashville and Davison County as set forth in instrument recorded in Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record as Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee

Quitclaim of common areas form WDN Properties, LTD., a Texas limited partnership to Fairway Point Homeowners Association, Inc. of record as Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee, Tennessee.

Subject to agreements contained in "License to Use Fitness Center and Swimming Pools" of record as Instrument No. 20020507-0056329.

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

Subject to rights of others in and to the common area and/or elements.

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: **2468 Nashboro Blvd, Lot 234 Fairway Pointe, Nashville, TN 37217**

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 8th day of August, 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, Vice President with whom I am personally acquainted and who upon his 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 8th day of August, 2006.

_____
NOTARY PUBLIC

My Commission expires: 8-16-08

