SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/07 14:25 2 pgs
Fees:13.00 Taxes:772.47
20070102-0000551

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,777.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd December, 2006

Notary Public

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

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:
Kieran GULLER
7277 Charlotte Pike #357
Nashville, TN 37209

Send Tax Bills To:
SAME

Map Parcel No.
114-08-0C Parcel 124

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 **Kieran GULLER, 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.

Land in Davidson County, Tennessee, being Unit 120 on the Plan of West Park Phase 3, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of West Park, Phase 3 of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument Number 20041221-0151636, Register's Office for Davidson County, Tennessee, and also amended in Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee to which Master Deed and Plans reference is made for a more complete description.

Being part of the same property conveyed to NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes by Deed from Vastland Communities, LLC of record in Instrument No. 20060817-0101494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Property taxes for the year 2007, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record as Instrument Number 20040304-0024541, Instrument Number 20041221-0151636, Instrument Number 20050222-0018812, and Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familiar 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.

An Overhang Easement of record in Instrument No. 20030530-0073233 and 20041112-0136248, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record as Instrument Number 20030530-0073233, and Instrument Number 20051123-0141922, Register's Office for Davidson County, Tennessee.

Subject to all the matters on the Plan of PUD Boundary Plat of West Park of record in Instrument No. 200406240075136, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plan of West Park Phase 3 of record as Instrument Number 20060202-0012968 Register's Office for Davidson County, Tennessee.

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

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

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: **7277 Charlotte Pike #357, Lot 120, West Park, Nashville, TN 37209**

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 22nd day of December, 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 22nd day of December, 2006.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

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