Davidson County DEEDWARR
Recvd: 01/11/07 10:03 2 pgs
Fees:13.00 Taxes:620.49

20070111-0004509

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $617,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 January, 2007

Notary Public

My Commission Expires: 10/10/07
(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:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	SAME	Map 114-14-0-A, Parcel 13, Map 114-14-0-A, Parcel 24, Map 114-14-0-A, Parcel 20

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, **Woodland Forest Partnership**, 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 No. 13, 20, and 24 on the Plan of Woodland Forest Section Two of record in Instrument Number 20050331-0035005, 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 Woodland Forest Partnership, a Tennessee general partnership by deed from Eagle Crest, a Tennessee general partnership of record in Instrument Number 20031117-0167254 as corrected in Instrument Number 20041011-0122278, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. Taxes for the year of 2006, a lien, due and payable, but not yet delinquent.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Woodland Forest of record in Book 7207, Page 851; Book 7439, Page 487, Book 7596, Page 684; Book 7596, Page 692; Book 7207, Page 692, and as amended in Instrument Number 20050916-0111743, Register's 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.
3. By-Laws of Woodland Forest Homeowners' Association, Inc., of record in Instrument Number 20040503-0049797, as amended in Instrument Number 20050916-0111744, said Register's Office.
4. Conveyance of Common Areas to Homeowners' Association of record in Instrument Number 20050415-0042083 and Instrument Number 20060505-0052580, said Register's Office.
5. Subject to lien for special assessments as contained in the restrictions.
6. Subject to rights of others in and to the common areas 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: (X)
This is improved: ( ) property, known as: **Woodland Forest Lot (S) 13, 20 & 24, 300, 317, 301 Dogwood Trail, Davidson County, TNDavidson County, Tennessee**

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 5th day of January, 2007.

Woodland Forest Partnership

By:	Nicholas S. Psillas

Nicholas S. Psillas, Managing Partner

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Nicholas S. Psillas with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Managing Partner of Woodland Forest Partnership, and that he as such Managing Partner, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Managing Partner of Woodland Forest Partnership.

Witness my hand and official seal at office in Franklin, Tennessee on this the 5 day of January, 2007.

Notary Public

My commission expires: 10/10/09

