Davidson County DEEDWARR
Recvd: 01/16/07 14:38 2 pgs
Fees:13.00 Taxes:731.34

20070116-0006337

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,658.85

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th January, 2007

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 302
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	SAME	Map 114, Parcel 261
5115 Maryland Way		Map 114, Parcel 262
Brentwood, TN 37027		Map 114, Parcel 263

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, **VASTLAND COMMUNITIES, LLC**, 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 Unit Nos. 124, 125, 126, 127, and 128 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 Book 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowners' Association, Inc., of record as Instrument Number 20041221-0151636, in the Register's Office for Davidson County, Tennessee, and also as amended in Instrument Number 20060202-0013378, and as further set out on a Plan of West Park Phase 3 of record as Instrument Number 20060202-001 3378, in the Register's Office for Davidson County, Tennessee, to which Master Deeds and Plans reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Vastland Communities, LLC by deed from The Eldorado Company, a partnership composed of Dr. Zillur R. Athar, Dr. A. K. M. Fakhruddin and Ruth N. Ismail, Widow of Dr. M. Ismail of record as Instrument Number 200306120081572 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. Subject to all matters shown on the Plan of P.U.D. Boundary Plat of West Park of record as Instrument Number 200406240075136, Register's Office of Davidson County, Tennessee.

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

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of of record in Instrument Number 20040304-0024541, 20041221-0151636, 20050222-0018812, and 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, 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.

5. An overhang Easement of record as Instrument Number 20030530-0073233 and 20041112-0136248, said Register's Office.

6. Stormwater Detention Agreement for West Park, Phase 3 of record in Instrument No. 200511230141922, said Register's Office.

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

8. 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: (X)
This is improved: ( ) property, known as: **West Park Units 124-128, Davidson 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 11th day of January, 2007.

Vastland Communities, LLC

Eric Alldredge
Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eric Alldredge with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Secretary of Vastland Communities LLC., and that he as such Secretary, 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 Secretary of Vastland Communities LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 11th day of January, 2007.

Notary Public

My commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Commission Expires 08-16-08