Davidson County DEEDWARR
Recvd: 01/23/07 10:57 2 pgs
Fees:13.00 Taxes:480.23

20070123-0009181

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,792.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th January, 2007

Notary Public

My Commission Expires: 11-17-2007
(AFFIX SEAL)

LEIGH ANN VERON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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:
NVR Inc., T/A Fox Ridge Homes
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
P/O Map 58 Parcel 207

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 Nos. 150, 152, 160 and 161 on the Plan of Jordan Ridge at Eaton's Creek Phase 6 of record in Instrument No. 20061121-0144757, 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., a Tennessee corporation by deed from Eatons Creek Real Estate Investors Fund, LLC, a Tennessee limited liability company of record in Instrument No. 20041229-0153374, 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 Jordan Ridge at Creekside Trails of record in Instrument No. 20061121-0144757, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions and Restrictions of Creekside Trails (also known as Eaton's of record in Instrument No. 20000915-0092002 and supplemental amendment in Instrument No. 20011025-0117168 and second supplemental amendment of record in Instrument No. 20020828-0103983 and third supplemental amendment of record in Instrument No.20041229-0153372, and Fourth Supplemental Amendment of record in Instrument Number 20061120-0143523, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Jordan Ridge at Eaton's Creek of record in Instrument Number 20061120-0143524, 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. Charter for Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.
6. Charter for Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, page 532, Register's Office for Davidson County, Tennessee.
7. Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

9. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

10. Stormwater Detention Agreements of record in Instrument No. 20001011-0100954 and Instrument No.20031010-0150887.

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

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

13. Subject to the flow of Eaton's Creek and branches thereof.

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: **EATONS CREEK LOT(S) 150, 152 , 160 & 161, 101 Gupton Court; 204, 209 & 213 McDowell Drive, 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 4th day of January, 2007.

Tenn. Contractors, Inc.

John D. Ring
President

STATE OF TENNESSEE

COUNTY OF

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 limited liability company by himself as President.

Witness my hand and official seal at office in Franklin, Tennessee on this the 4th day of January, 2007.

Notary Public

My commission expires: 11-17-2007

LEIGH ANN VERON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN