Davidson County DEEDWARR
Recvd: 02/14/07 14:02 2 pgs
Fees:13.00 Taxes:218.30

20070214-0018992

WARRANTY DEED

STATE OF TENNESSEE
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th February, 2007

Notary Public

My Commission Expires:
(AFFIX SEAL)

BETTYE L. REDIGO NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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, Suite 300
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
Map 41-1-A, Parcel 61
Map 41-1-A, Parcel 77

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, **AUTUMN PARTNERS, 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 Lot No. 58 & 80 on the Plan of Cobblestone Creek, Phase Two, First Revision of record in Instrument Number 20060612-0069609, 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 Autumn Partners, LLC, a Limited Liability Company by deed from Laura Katherine Parrish True as to her life estate and her children, Charles Walter True, Brenda Katherine Warick and Laura Anne Cathey of record in Instrument Number 20030814-0117276, said Registers Office; and by Quitclaim Deed from Charles and Kay True of record in Instrument Number 20050708-0079434, said Register's Office of Davidson County, Tennessee.
This conveyance is made subject to:

1. Taxes for the year of 2007, a lien, not yet due and payable.

2. Taxes for the year of 2006, a lien, due and payable, but not yet delinquent.

3. Subject to all matters shown on the Plan of Cobblestone Creek, Phase Two, First Revision of record as Instrument Number 200606120069609, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Cobblestone Creek of record in Instrument No. 200412080146322, 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. By-Laws of Cobblestone Creek Homeowners Assocation, attached as Exibit D to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200412080146322, said Register's Office.

6. Charter of Cobblestone Creek Homeowners Association, Inc., of record in Instrument No. 200412080146324, said Registers Office.

7. Right-of-Way easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, said Registers Office.

8. Water (Riparian Rights) -
   a. the rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without dimunition or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams;
   b. riparian rights incident to premesis;
   c. rights of upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from dimunition or pollution.

9. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823.

10. Rights of the public in and to a cemetery located on subject property, with right of ingress and egress thereto.

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

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

13. Subject to the flow of any creeks, streams, or branches across subject property.

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: **COBBLESTONE CREEK LOT(S) 58 & 80, 5145 & 5208 Ryan Allen Circle, 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 5th day of February, 2007.

Autumn Partners, LLC

By:	Michael R. Stokes
It's	Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Stokes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Autumn Partners, LLC., and that he as such Chief Manager, 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 Chief Manager of Autumn Partners, LLC

Witness my hand and official seal at office in Hendersonville, Tennessee on this the 5th day of February, 2007.

Notary Public

My commission expires: 12/17/08

BETTY L. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY