Davidson County DEEDWARR
Recvd: 03/19/07 12:55 2 pgs
Fees:13.00 Taxes:195.73

20070319-0032973

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,900.00

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

Notary Public

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

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

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., a Virginia Corporation T/A Fox Ridge Homes
5115 Maryland Way5115 Maryland Way
Brentwood, TN 37027TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
P/O Map 87, Parcel 9

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, **Michael Smith**, 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. 34 on Revised Plat of Monticello, a Cluster Lot Development of record in Instrument Number 20060417-0043313, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Smith by deed from Corinthian Custom Homes, Inc. of record in Instrument Number 20070104-0001805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2007, a lien not yet due and payable.
2. Stormwater Detention Agreement of record as Instrument Number 20040702-0078871, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of Revised Plat for Monticello, A Cluster Lot Development of record as Instrument Number 20060417-0043313, 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 Monticello of record in Instrument Number 20060912-0112994 and amended in 20060927-0119791, 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. Subject to lien for special assessments as contained in restrictions.
6. Subject to rights of others in and to the common areas and/or elements.
7. Sanitary Sewer Easement of record in Instrument Number 20061214-0153977, said Register's Office.

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: **Monticello, Lot(s) 34, 2124 Christina Court, Davidson County, TN. 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 14th day of March, 2007.

Michael Smith

By:	Michael Smith

Michael Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Smith with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Owner **, and that he as such** Owner **, 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** Owner **.**

Witness my hand and official seal at office in Franklin, Tennessee on this the_____ day of March, 2007.

Carolyn Gleaves
Notary Public

My commission expires: 8-16-08

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

My Commission Expires 08-16-08