Davidson County DEEDWARR
Recvd: 04/26/07 11:29 2 pgs
Fees:13.00 Taxes:819.78

20070426-0049829

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,563.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 February, 2007

Notary Public

My Commission Expires: 10/10/09
(AFFIX SEAL)

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Patricia FRANKLIN 7277 Charlotte Pike #309 Nashville, TN 37209	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	Map 114-8-C-148CO

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, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Patricia FRANKLIN, unmarried**, 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.

Being Unit 144 on the Plan of West Park Phase 3, of record as Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions, and Restrictions for West Park Homeowners' Association of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions, and Restrictions and By-Laws for West Park Homeowner's Association Inc., of record as Instrument #20041221-0151636, and also amended in Instrument #20060202-0013378, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being part of the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Vastland Communities, LLC, of record in Instrument #20061017-0128839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

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

An Overhang Easement for electric power lines and incidental use over a portion of the property granted to The Metropolitan Government by The Eldorado Company of record in Deed Book 6301, Page 684, Instrument #20030530-0073233 and #20041112-0136248, Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record as Instrument #20030530-0073233, and Instrument #20051123-0141922, Register's Office for Davidson County, Tennessee.

Subject to all matters on the PUD Boundary Plan of West Park of record as Instrument #20040624-0075136 Register's Office for Davidson County, Tennessee.

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

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

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: ( )
This is improved: (X) property, known as: **7277 Charlotte Pike #309, Lot 144, West Park, Nashville, TN 37209**

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 persons claiming by, through, or under Grantor, but no others. 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 MY HAND 13 day of February, 2007.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY _____
Kevin Martin, Appointed Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kevin Martin, Vice President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Appointed Vice President respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Appointed Vice President being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kevin Martin as such Appointed Vice President, and attesting the same of the corporation, by the said Kevin Martin as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 13 day of February, 2007.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 08-16-08