Return to

PLANTATION TITLE, LLC
7620 Highway 70 S, S-214
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
Mooreland Title Company, LLC
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $143,000.00

Amber R. Weston
AFFIANT

Subscribed and sworn to before me, this 26th day of April, 2007.

NOTARY PUBLIC

My Commission Expires: 3-20-2010

PHILIP DAVID ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:

Deborah R. Gellineau
2026 Nashboro Blvd.
Nashville, TN 37217

Send Tax Bills To:

Flag Star Bank
5151 Corporate Dr
Troy, MI 48098

Map-Parcel Number:

135-12-O B-67.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NVR, Inc., a Virginia Corporation, T/A Fox Ridge Homes** ("Grantor") does hereby bargain, sell, transfer and convey unto **Deborah R. Gellineau** ("Grantee") her heirs and assigns, all its right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 67 on the Plan of NASHBORO VILLAGE, Tract 7, of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Fox Ridge Homes, Inc. by Deed from WDN Properties, Ltd., of record in Instrument No.20010713-0074790, Davidson County, Tennessee. NVR, Inc. T/A Fox Ridge Homes being one and the same as Fox Ridge Homes, Inc.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor, is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as: 2026 Nashboro Blvd., Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 05/16/07 09:05 2 pgs
Fees:13.00 Taxes:529.10
20070516-0058402

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on the Plan of NASHBORO VILLAGE, Tract 7, of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee.

3. Subject to Restrictive Covenants contained in an instrument of record in Book 11703, Page 520, and as amended in Instrument No. 20000316-0027171 and Instrument No. 20050222-0018813, Register's Office for Davidson County, Tennessee.

4. Subject to Charter for the Fairway Point Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

5. Subject to By-Laws of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 25th day of April, 2007.

NVR, INC

BY: _____

R. Kevin Martin, Division Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Kevin Martin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Division Manager of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the bargainor, and that he as such Division Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NVR Inc., a Virginia corporation trading as Fox Ridge Homes, by himself as such Division Manager.

WITNESS my hand and official seal at 5115 Marylandway Brentwood, Tennessee, on this 15th day of April, 2007.

Farrah Burgett
NOTARY PUBLIC

My Commission Expires: 6/29/2010

FARRAH BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON