Davidson County DEEDWARR
Recvd: 06/21/07 11:13 2 pgs
Fees:13.00 Taxes:109.15

20070621-0074195

WARRANTY DEED

STATE OF TENNESSEE
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00

Affiant Chief Manager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th **June, 2007**

Notary Public

My Commission Expires: 12/7/08

BETTYE L. PEDIGO NOTARY PUBLIC STATE OF TENNESSEE AFFIX SEAL SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TN 37027 (615) 661-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
NVR Inc., T/A Fox Ridge Homes 5115 Maryland Way, Suite 300 Brentwood, TN 37027	SAME	41-1-O-A-55

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 Nos. 70 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 Ann Cathey of record as Instrument Number 20030814-0117276, Register's Office for Davidson county, Tennessee.
This conveyance is made subject to:

2007 County taxes a lien are not yet due and payable.

Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument Number 20041208-0146322.

Right of-Way easement granted Tennessee Natural Gas lines Inc., of record in record Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

Subject to the flow of the waters of any rivers, creeks, or streams across said premises.

Water (Riparian Rights) -
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;
riparian rights incident to premises;
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.

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

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.

Subject to Charter for Homeowners Association as of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.

Subject to all matters appearing on the subdivision plat of record in Instrument No. 20060612-0069609, Register's Office for Davidson County, Tennessee.

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

Subject to lien for special assessment contained in DCCR's/Master Deed.

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) 70, 5213 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 12th day of June, 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 12th day of June, 2007.

Notary Public

BETTYE L. PEDIGO
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My commission expires: 12/17/08