Davidson County DEEDWARR
Recvd: 08/02/07 13:24 2 pgs
Fees:13.00 Taxes:642.60

20070802-0092037

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $~~174,270.00~~ 173.676

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30 July, 2007

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE< SUITE 201
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Sherri SHELTON	GMFS, LLC	41-1-O-A-82
5188 Ryan Allen Circle	7389 Florida Blvd., Suite 200A	
Whites Creek, TN 37189	Baton Rouge, FL 70806	

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 **Sherri SHELTON, 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.

Land in Davidson County, Tennessee, being Lot Nos. 85 on the Plan of Cobblestone Creek Phase Two of record as Instrument Number 20060612-0069609, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Map and Parcel: 41-1-O-A-82
Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Autumn Partners, LLC, of record in Instrument No. 20070525-0062466, 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. Estimated taxes for year 2007 $1712.86.

Subject to all matters shown on the Plan of record in Instrument #20060612-0069609, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument #20041208-0146322. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the united states code or (b) relates to handicap but does not discriminate against handicapped persons.

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

Stormwater Detention Agreement of record as Instrument #20040304-0024829, Register's Office for Davidson County, Tennessee.

By-Laws of Cobblestone Creek Homeowners' Association of record in Instrument #20041208-0146322, said Register's Office.

Charter of Cobblestone Creek Homeowners' Association of record in Instrument #20041208-0146324, said Register's Office.

Conveyance of Common Areas to Cobblestone Creek Homeowners' Association Inc, of record as Instrument #20041208-0146323, Register's Office for said county.

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

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

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: **5188 Ryan Allen Circle, Whites Creek, TN 37189**

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 30 day of July, 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 30 day of July, 2007.

_____
NOTARY PUBLIC

My Commission expires: 4/19/2015

AUGUSTA CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER