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Bill Garrett
Davidson County Register of Deeds

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 191,013.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4 September, 2007

Notary Public

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

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:
David O. DEMETER, Emily Claire DEMETER and Michael J. KANAK
7277 Charlotte Pike #335
Nashville, TN 37209

Send Tax Bills To:
NVR Mortgage Finance, Inc.

121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map Parcel No.
Map 114-080-C, Parcel 135.00
CO

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 **David O. DEMETER and Emily Claire DEMETER, husband and wife and Michael J. KANAK, married, as Tenants in Common With Right of Survivorship,** 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 Lot 131 on the Plan of West Park Phase 3, of record in Instrument #20060202-0012968, as further set out in the Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc. of record in 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 #20070510-0056091, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and Assessments 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 Number 20040304-0024541, Instrument Number 20041221-0151636, Instrument Number 20050222-0018812, and Instrument Number 20060202-0013378, Register's Office for Davidson County, Tennessee. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law

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 at Page 684, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record as Instrument Number 20030530-0073233, and Instrument Number 20041112-0154048, Register's Office for Davidson County, Tennessee.

Subject to all the matters on the Plan of West Park Phase 3 of record as Instrument Number 20060202-0012968, 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 Number 20040624-0075136 and Instrument No. 20060202-0012968 Register's Office for Davidson County, Tennessee.

Storm Water Detention agreement of record in Instrument No. 20051123-0141922, said Register's Office.

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

Subject to lien to special assessments contained in the Declaration of Covenants, Conditions and Restrictions and Master Deed of record.

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: ( )
Improved: (X) property, known as: **7277 Charlotte Pike #335, Lot 131, West Park, Nashville, TN** 37209

Davidson County DEEDWARR
Recvd: 09/12/07 11:28 2 pgs
Fees:13.00 Taxes:706.75

20070912-0109370

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 MY HAND 4 day of September, 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, Appointed Vice President, with whom I am personally acquainted and who upon her 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 4 day of September, 2007.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires 08-16-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds