Davidson County DEEDWARR
Recvd: 10/02/07 09:31 2 pgs
Fees:13.00 Taxes:1082.25

20071002-0117028

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 292,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 September, 2007

Notary Public

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

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

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.
Richard L. PRASS and Margaret J. PRASS 321 Dogwood Trail Nashville, TN 37209	Bank of America, N. A. VA2-410-02-01 Richmond, VA 23227	Map 114-14-0-A, Parcel 19

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 **Richard L. PRASS and Margaret J. PRASS, husband and wife**, 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 No. 19 on the Plan of Woodland Forest Section Two of record in Instrument #20050331-0035005, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Woodland Forest Partnership, of record in Instrument #20070312-0030100, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year of 2007, a lien, due and payable, but not yet delinquent. Estimated taxes on improved property are $2,954.25

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Woodland Forest of record in Book 7207, Page 851; Book 7439, Page 487; Book 7596, Page 684; Book 7596, Page 692; Book 7207, Page 692, and as amended in Instrument #20050916-0111743, Register's Office for Davidson County, Tennessee. 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.

By-Laws of Woodland Forest Homeowners' Association, Inc., of record in Instrument #20040503-0049797, as amended in Instrument #20050916-0111744, and Instrument #20050916-0111743, said Register's Office.

Subject to all matters shown on the Plan of Woodland Forest Section Two of record as Instrument #20050331-0035005, Register's Office of Davidson County, Tennessee.

Conveyance of Common Areas to Homeowners' Association of record in Instrument #20050415-0042083 and Instrument #20060505-0052580, said Register's Office.

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

Subject to lien for special assessments as contained in Instrument #20070223-0022967, said Register's Office.

Subject to Restriction for Access and Maintenance of Common Areas of record in Book 7439, Page 487 and Book 7596, Page 692, said Register's Office.

Subject to PUD Boundary in Plat Book 6900, Page 443, said Register's Office.

Subject to Storm Water Detention Agreement of record in Instrument #20031119-0168896, said Register's Office.
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: **321 Dogwood Trail, Lot 19, Woodland Forest, 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 27 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 27 day of July, 2007.

_____
NOTARY PUBLIC

My Commission expires: 4/19/2015

AUGUSTA CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER