Davidson County DEEDWARR
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Fees:13.00 Taxes:940.85
20071022-0124625

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,284.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th October, 2007

Notary Public

My Commission Expires: 11/8/08
(AFFIX SEAL)

Bill Garrett
Davidson County Register of Deeds

but could not be reproduced.

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.**
Omar CHILDRESS and Kanika CHILDRESS 4964 Indian Summer Drive Nashville, TN 37207	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	Map 32-09-0-B, Parcel 29

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 **Omar CHILDRESS and Kanika CHILDRESS, 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.44 on the Plan of Quail Ridge Phase Two, Section Seven of record in Instrument #20061218-0155910, 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 NVR, Inc., t/a Fox Ridge Homes, by deed from The Developers, of record in Instrument #20070718-0085471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2008, and subsequent years, which are a lien and not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Quail Ridge of record in Book 6969, Page 70; Book 8163, Page 781; book 10831, Page 201; Book 11688, page 872 and Instrument No. 20050920-0113100, Registers 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

Subject to all matters shown on the Plan of Quail Ridge, Phase Two, Section Seven of record in Instrument No. 20061218-0155910, Register's Office of Davidson County, Tennessee.

Subject to misc. easements and intrusions Charter for HOA of record in Instrument No. 20050920-0113101, said Register's Office.

Easement to Metropolitan Government of record in Instrument No. 20030312-0033193, said Register's Office.

Easement to Metropolitan Government Department of Water & Sewer Services of record in Book 11444, page 161, said Register's Office.

Easement for storm water detention agreement of record in Instrument No. 20040902-0106431, said Register's Office.

Quick Claim Deed on the conveyance of common areas to Homeowner Association of record in Instrument No. 20070514-0057000, said Register's Office.

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

By-laws of record in Instrument No. 20050920-0113102, said Register's Office.

Subject to lien for special assessments contained in Declaration of Covenants, Conditions and Restrictions/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: ( )
This is improved: (X) property, known as: **4964 Indian Summer Drive, Lot 44, Quail Ridge, Nashville, TN 37207**

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 19th day of October, 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 19th day of October, 2007.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

CAROLYN GLEAVES
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY, TENN.