Davidson County DEEDWARR
Recvd: 12/14/07 11:15 2 pgs
Fees:13.00 Taxes:980.50

20071214-0144009

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th December, 2007

Notary Public

My Commission Expires: 11/15/10
(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:
Michael R. SCRUGGS
4612 Indian Summer Drive
Nashville, TN 37207

Send Tax Bills To:
Equifirst Corporation
500 Forest Point Circle
Charlotte,, NC 28273

Map Parcel No. 11/8/01
Map 32-09-0-B, Parcel 44

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 **Michael R. SCRUGGS, 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 No.192 on the Plan of Quail Ridge, Phase Three, Section Seven of record in Instrument #20070418-0046363, 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 The Developers, of record in Instrument #20070912-0109392, 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, and 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 Three, Section Seven of record in Plat Instrument No. 20070418-0046363, Register's Office of Davidson County, Tennessee.

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

Subject to Quit Claim Deed of common areas to Homeowners Association recorded in Instrument No. 20070514-0057000, said Register's Office.

Subject to Storm water detention agreement of record in Instrument No. 20040902-0106431, said Register's Office.

Subject to Conveyance Metropolitan Government Dept. of Water & Sewage Services of record in Book 11444, page 161, said Register's Office.

Subject to Deed to Metropolitan Government in Instrument No. 20030312-0033193, said Register's Office.

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

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

Subject 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: **4612 Indian Summer Drive, Lot 192, 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 13th day of December, 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 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 13th day of December, 2007.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-16-08

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

My Commission Expires 08-16-08