Davidson County DEEDWARR
Recvd: 09/22/08 09:19 2 pgs
Fees:13.00 Taxes:136.90

20080922-0096113

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th September, 2008

Notary Public

My Commission Expires: 9/30/09
(AFFIX SEAL)

Amy M. Wade
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #363511
My Commission Expires 9/30/2009

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 216 CENTERVIEW DRIVE, SUITE 102
BRENTWOOD, TN 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 93 Seaboard Lane, Suite 201 Brentwood, TN 37027	SAME	041-03-O-A-086.00CO

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, **General Construction Company, Inc., a Tennessee Corporation**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, 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, TN being Lot No. 24 on the Plan of Section Two, Vantage Pointe of record in Instrument No. 20060406-0040015 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to General Construction Company, Inc. by deed from J & L Land Company, LLC and Linda Layne, individually, Recorded in Instrument No. 20021230-0161910 said Registers Office for Davidson County, Tennessee
This conveyance is made subject to:
Taxes for the year 2008 is a lien but are not yet due and payable.

All matters of Record in the Plan of Vantage Pointe, Section two of record in Instrument No. 20060406-0040015 of said Registers Office.

Restrictive Covenants of record in Instrument No. 20031009-0150482, 20060830-0107227 and 20061002-0121913

By-Laws of record in Instrument No. 20060830-0107227, Register's Office for Davidson County, Tennessee.

Charter for HOA recorded in Instrument No. 20060829-0106727, Register's Office for Davidson County, Tennessee.
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: (X)
This is improved: ( ) property, known as: **VANTAGE POINTE LOT(S) 24, 1448 Good Night Court, , TN. Davidson County, Tennessee**

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 OUR HANDS this 19th day of September, 2008.

General Construction Company, Inc., a Tennessee Corporation

By:	

Linda Layne

Linda Layne, Secretary/ Treasurer

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Linda Layne with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Sec/Tres of General Construction Company, Inc., and that she as such Sec/Tres, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the company by her-self as such Sec/Tres of General Construction Company, Inc.,

Witness my hand and official seal at office in Nashville**, Tennessee on this the** 19th **day of September, 2008.**

Debra Prucha
Notary Public

My commission expires: 5/23/09

DEBRA PRUCHA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN