Davidson County DEEDWARR
Recvd: 09/26/08 10:24 2 pgs
Fees:13.00 Taxes:644.36

20080926-0097897

SPECIAL WARRANTY DEED

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 12, 2010

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,151.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 September, 2008

Notary Public

My Commission Expires: 6/12/2010
(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:
Kelli N. WILLIAMS
1424 Good Night Court
Nashville, TN 37207

Send Tax Bills To:
First Guaranty Mortgage Corporation
5303 Spectrum Drive, Suite K
Frederick, MD 21703

Map Parcel No.
Map 41-03-0-A, Parcel 80.00

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 **Kelli N. WILLIAMS, 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. 18 on the Plan of Section Two, Vantage Pointe of record in Plat Book Instrument #20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from General Construction Company, Inc., of record in Instrument #20080729-0077425, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County taxes for the year 2008 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with Grantor paying his prorata art thereof to Grantee, who will be responsible for said taxes when they become due and payable.. Map 41-03-0-A, Parcel 80.00 C0.

All matters of Record in the Plan of Vantage Pointe, Section two of record in Instrument #20060406-0040015 of said Registers Office. Restrictive Covenants of record in Instrument #20031009-0150482, #20060830-0107227 and #20061002-0121913. 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, familial status, marital status, disability, handicap, national origin, ancestry 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.

By-Laws of record in Instrument #20060830-0107227, Register's Office for Davidson County, Tennessee.

Charter for HOA recorded in Instrument #20060829-0106727, Register's Office for Davidson County, Tennessee.

Subject to Misc. easements and intrusions Charter for HOA of record in Instrument #20060829-0106727, Register's Office for Davidson County, Tennessee.

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

Subject to lien for special assessments contained in the Declarations of Covenants, Conditions and Restrictions.

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: **1424 Good Night Court, Lot 18, Vantage Pointe, 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 24 day of September, 2008.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: _____
Geoffrey R. Hart, 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 Geoffrey R. Hart, 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 Geoffrey R. Hart as such Appointed Vice President, and attesting the same of the corporation, by the said Geoffrey R. Hart as such Appointed Vice President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 24 day of September, 2008.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8.18.12

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES
August 18, 2012