Davidson County DEEDWARR
Recvd: 01/30/09 09:22 3 pgs
Fees:18.00 Taxes:551.41

20090130-0007996

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,030.00

Latrice M Trammell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th **January, 2009**

Carolyn Gleaves
Notary Public

CAROLYN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MY COMMISSION EXPIRES: August 18, 2012

My Commission Expires: 8-18-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Latrice M. TRAMMELL and Raymond TRAMMELL 1720 Comanche Run Madison, TN 37115	Florida Capital Bank, N.A. dba Florida Capital Bank Mortgage 4815 Executive Park Court #103 Jacksonville, FL 32216	053-14-0-B Parcel 007.00CO

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, **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 **Latrice M. TRAMMELL, unmarried, Raymond TRAMMELL, 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 Number 50 on the Final Plat of The Woods of Neeley's Bend, Phase 3, of record in Instrument No. 20080606-0058247, 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 Warranty Deed from Michael R. Stokes, dated Oct. 27, 2008, recorded in Instrument No. 20081030-0108279, Register's Office for Davidson County, Tennessee.

Being part of the property conveyed to Michael R. Stokes by deed from David Leo Crane and wife, Carcie B. Crane, James B. Hardy, C. W. Tidwell and H. S. Tidwell of record in Book 11127, Page 905, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

Davidson County taxes for the year 2009 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 prorated part thereof to Grantor, who will be responsible for payment of said taxes when they become due and payable. Map 053-14-0-B Parcel 007.00 CO. Estimated taxes for 2009 based on improvements $1,485.03

Subject to all matters shown on the Plan of The Woods of Neeley's Bend, Phase 3, of record in Instrument No. 20080606-0058247, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, By-Laws, Charter, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Woods at Neely's Bend of record in Book 11527, Page 304 as amended in Instrument No. 20050318-0029990, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction da) is exempt under Title 42 of the United States Code, or db) relates to handicap but does not discriminate against handicapped persons.

Charter of Woods at Neeley's Bend Homeowners Association, Inc. of record in Book 11527, Page 331, Register's Office for Davidson County, Tennessee.

By-Laws of Woods at Neely's Bend Homeowners Association of record in Book 11527, Page 336, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage granted unto Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book I1213, page 467 and Book 11213, page 470, all in said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, Register's Office for Davidson County, Tennessee.

Subject to lien for special assessments as contained in the restrictions.

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

Subject to all matters shown on the Plan of record in Plat Book 974, Page 26 and Plat Book 843, pge 37, Register's Office of Davidson County, Tennessee.

Easement granted by Charles U. Coggin & Sons, Inc. to B. B. Kennedy et al. of record in Book 894, Page 320, said Register's Office.

Easement granted by Charles U. Coggin & Sons, Inc. to La Societe de 40 & 8 Voiture, Local No. 702 of record in Book 972, Page 465, said Register's Office.

Subject to the flow of the Cumberland River.

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
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: **1720 Comanche Run, Lot 50, Neeley's Bend, Madison, TN 37115**

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 28th day of January, 2009.

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

BY: Ashley Brews
Ashley Crews, Appointed Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Ashley Crews, Appointed Assistant Secretary, with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Appointed Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such Appointed Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Ashley Crews as such Appointed Assistant Secretary, and attesting the same of the corporation, by the said Ashley Crews as such Appointed Assistant Secretary.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 28th day of January, 2009.

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