Davidson County DEEDWARR
Recvd: 02/17/09 10:41 2 pgs
Fees:13.00 Taxes:136.90
20090217-0013116

**WARRANTY DEED**

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th February, 2009

Notary Public

My Commission Expires: 7/31/09
(AFFIX SEAL)

Meredith White
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #254793
My Commission Expires
July 31, 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<br>93 Seaboard Lane, Suite 201<br>Brentwood, TN 37027 | SAME | 041-03-0-A-085.00CO |

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, Tennessee, being Lot No. 23 on the Plan of Section Two, Vantage Pointe of record in Plat Book Instrument No. 20060406-0040015, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular 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, in Instrument Number 20021230-0161910 said Registers Office for Davidson County, Tennessee. Also see Warranty Deed in Book 11011 Page 102.

This conveyance is made subject to:
Taxes for the year 2009 is 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) 23 Section 2, 1444 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 12th day of February, 2009.

General Construction Company, Inc., a Tennessee Corporation

| | |
|---|---|
| By: | |
| | |

Linda Layne

Linda Layne, Secretary/ Treasurer

**STATE OF TENNESSEE**

**COUNTY OF** Davidson

**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** 12 **day of February, 2009.**

Vivian F. Junkins
Notary Public

**My commission expires:** 5-2-2011

VIVIAN F. JUNKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.