BILL GARRETT, Davidson County
Trans: T20090020604 DEEDWARR
Recvd: 03/30/09 10:38 2 pgs
Fees: 13.00 Taxes: 669.66

20090330-0028160

SPECIAL WARRANTY DEED

County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Tammy Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th March, 2009

Notary Public My Commission Expires 11-8-09

My Commission Expires: 11-8-09 (AFFIX SEAL)

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

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:
Tammy LEE and Shana KING
405 Spickard Court
Nashville, TN 37218

Send Tax Bills To:
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

Map Parcel No.
058-09-0A-201.00

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 **Tammy LEE, unmarried, Shana KING, unmarried, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 Jordan Ridge at Eaton's Creek, Phase 7, Section 1, of record in Instrument Number 20070824-0101605, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Tenn Contractors, Inc., dated Oct. 25, 2008, recorded in Instrument No. 20081030-0108347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2009 and subsequent years, a lien which are not yet due and payable. Said taxes have been prorated between the parties as the time of closing, with Grantor paying his prorata part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

All matters on the Plan of Jordan Ridge at Eaton's Creek of record in Instrument #20070824-0101605, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; third supplement amendment recorded in Instrument No. 20041229-0153372; fourth supplement amendment recorded in Instrument No. 20061120-0143523; fifth supplement amendment recorded in Instrument No. 20061120-0143524 and sixth supplement amendment recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee.

Subject to Charter of Eaton's Creek Park Homeowners Association of record in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.

Agreement for Rights and Obligations in Instrument No. 20041229-0153373, said Register's Office.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954 and Instrument No. 20070112-0005338, Register's Office for Davidson County, Tennessee.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Stormwater Detention Agreement of record in instrument No. 20060126-0009689 and Instrument No. 20070112-0005338, said Register's Office.

Subject to lien for special assessments contained in the 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: **405 Spickard Court, Lot 192, Jordan Ridge, Nashville, TN 37218**

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 27th day of March, 2009.

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

BY: Ashley Crews
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 27th day of March, 2009.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-18-12

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
August 18, 2012