SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090074958 DEEDWARR
Recvd: 11/03/09 13:42 2 pgs
Fees: 13.00 Taxes: 129.50

20091103-0101529

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd October, 2009

Notary Public

My Commission Expires: May 31, 2011
(AFFIX SEAL)

ELLEN CUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: MAY 31, 2011

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840

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	PO 150-00-0-246.00, PO 150-00-0-017.00

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, **Umbrella Investment Corporation, 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. 40 on the Plan of The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084798 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 Umbrella Investment Corporation, a Tennessee Corporation by Deed from The Parks at Priest Lake, LLC recorded in Record Book 20070102-0000292 said Registers Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Real Estate taxes for the year 2009 are now yet due and payable. Taxes have been prorated between grantor and grantee.

b. All matters appearing on subdivision plat of record in instrument Number 20090910-0084798 of said Registers Office.

c. Easement to Gulf Interstate Gas Co. in Record Book 2242 Page 251

d. Sanitary Sewer Easement in Record Book 5300 Page 903, Record Book 6186 Page 235, Record Book 7170 Page 775 and Record Book 7170 Page 778

e. Storm Water Detention Agreement recorded in Instrument Number 20070423-0047709 said Registers Office.

f. Drainage Easement and Right of Way for Street recorded in Record Book 8657 Page 543 and 592.

g. Drainage Easement recorded in Record Book 8493 Page 687, 701 and 704.

h. Subject to Restrictions recorded in Instrument Number 20090929-0090300.

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: **THE PARKS AT PRIEST LAKE LOT(S) 40 Phase 1, , 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 persons claiming by, through or under said **GRANTOR**, but not otherwise.

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 23 day of October, 2009.

Umbrella Investment Corporation, a Tennessee corporation

By:	Justin Cutler
Title:	President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Justin Cutler,** with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the **President** of **Umbrella Investment Corporation, a Tennessee Corporation**, and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

ELLEN CUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Witness my hand and official seal this 23rd day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: MAY 31, 2011

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