BILL GARRETT, Davidson County
Trans:T20090086999 DEEDWARRSP
Recvd: 12/29/09 09:18 2 pgs
Fees:13.00 Taxes:871.73

20091229-0117736

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,604.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 December, 2009

Notary Public

My Commission Expires: 10/22/13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

**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: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Crystal ROSS<br>2832 Cato Ridge Drive<br>Nashville, TN 37218 | NFM, Inc., dba NFM Consultants, Inc.<br>505 Progress Drive<br>Linthicum, MD 21090 | 058-09-0-A-260.00 |

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 **Crystal ROSS, married and Jason POLITE, husband**, 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. 264, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 of record in Instrument No. 20090618-0056870 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Tenn. Contractors, Inc., recorded in Instrument No. 20090915-0085938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Davidson County Taxes for the year 2010 are a lien against said property, but are not yet due and payable.

All matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee.

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

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.

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 recorded in Instrument No. 20041229-0153372; Fourth Supplement recorded in Instrument No. 20061120-0143523; Fifth Supplement recorded in Instrument No. 20061120-0143524; Sixth Supplement recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

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; Instrument No. 20031010-0150887; Instrument No. 20060126-0009689 and Instrument No. 20070112-0005338, Register's Office for Davidson County, Tennessee.

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

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

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: **2832 Cato Ridge Drive, Lot 264, 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. GR ANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 21 day of Dec, 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 21 day of Dec, 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