BILL GARRETT, Davidson County
Trans:T20100002181 DEEDWARRSP
Recvd: 01/12/10 09:02 2 pgs
Fees:13.00 Taxes:129.50

20100112-0002747

# SPECIAL WARRANTY DEED

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: August 18, 2012

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 8th January, 2010

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840/LT2581

| 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 | 150-06-0-A-033 (Lot 33) |

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 Nos. 33 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 due and payable. Taxes have been prorated between grantor and grantee for 2010.

b. All matters appearing on subdivision plat of record in instrument Number 20090910-0084797 and 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, amended in 20091216-0114551.

i. Rights of others in and to common areas/elements.

j. Lien for special assessment contained in DCCR's/Master Deed.

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) 33 Ph. 1, 4508 Loralie Lane, , 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 8 day of January, 2010.

**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 limited liability company by himself as such President.

Witness my hand and official seal this the 8th day of January, 2010.

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