SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100010603 DEEDWARRSP
Recvd: 02/23/10 09:57 3 pgs
Fees:18.00 Taxes:148.00
20100223-0013625

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th February, 2010

Notary Public

My Commission Expires:
(AFFIX SEAL)



My Commission Expires MAR. 4, 2013

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	050-0-2-0-A-055.00CO, 05000003100

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, **Justin Cutler and J.D. Eatherly, fee simple title holders, and Umbrella Investment Corporation, having an equitable interest in the property**, hereinafter called Grantors 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. 55 on the Plan of Belle Arbor as shown on the plan of record in Instrument No. 20091221-0115842 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

By virtue of a deed dated May 23, 2008 from Victory Church of Nashville, Incorporated, a Tennessee corporation of record in Instrument No. 20080527-0053965 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2010 are a lien not yet due or payable. Taxes have been prorated between Grantor and Grantee.

b. Plan of record in Instrument No. 20091221-0115842 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants and Restrictions of record at Instrument No. 20100203-0008782 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052 Register's Office for Davidson County, Tennessee.

e. Subject to a 100 year Flood Hazard Boundary Zone A and AE according to FEMA FIRM Map #47037 CO119 F having an effective date of April 20, 2001, as shown on the survey by Kevin A. Edmondson, RLS No. 1515, dated January 1, 2004.

f. Subject to a 20 foot Sewer Easement of record in Book 6181, page 43, Register's Office for Davidson County, Tennessee along the southeasterly corner of the said property.

g. Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

h. Subject to a Natural Gas Pipeline Easement across the southeasterly corner of the said property as shown on the survey by Kevin A. Edmondson, RLS No. 1515, dated January 19, 2004.

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: **BELLE ARBOR LOT(S) 55, , 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 10 day of February, 2010.

By: Justin Cutler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 10th day of February, 2010.

Notary Public

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

My commission expires: _____

By: J.D Eatherly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **J.D Eatherly** with whom I am personally acquainted and who acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office on this the 10th day of February, 2010.

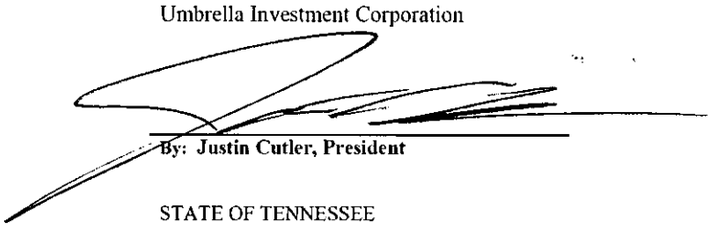
Notary Public

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

My commission expires: _____

Umbrella Investment Corporation



By: **Justin Cutler, President**

STATE OF TENNESSEE

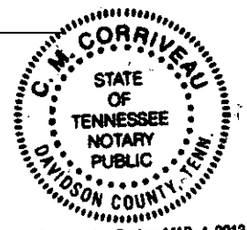
COUNTY OF DAVIDSON

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**, 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 such President.

Witness my hand and official seal at office on this the 10 day of February, 2010.



Notary Public



My Commission Expires MAR. 4, 2013

My commission expires: _____