WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100018404 DEEDWARR
Recvd: 03/30/10 09:45 2 pgs
Fees:13.00 Taxes:218.30
20100330-0023535

STATE OF TENNESSEE
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible].00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th March, 2010

Notary Public

My Commission Expires: 11/20/2012
(AFFIX SEAL)

BETTY L. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 300 Brentwood, TN 37027	SAME	041010A11000CO (Lot 146), 041010A10700CO (Lot 149)

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, **AUTUMN PARTNERS, LLC**, 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, Tennessee, being Lot No. 146 & 149 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Autumn Partners, LLC, a limited liability company by deed from Laura Katherine Parrish True as to her life estate and her children, Charles Walter True, Brenda Katherine Warick and Laura Ann Cathey of record as Instrument Number 20030814-0117276, 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 and payable. Taxes for the year 2010 have been prorated between grantor and grantee.

b. Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek recorded as Instrument Number 20041208-0146322.

c. Right of-Way easement granted Tennessee Natural Gas lines Inc., of record in Record Book 2493, Page 137, Register's Office for Davidson County, Tennessee.

d. Subject to Storm Water Detention Agreement in 20071119-0135018.

e. Water (Riparian Rights) -
   a. the rights of upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without dimunition or pollution and the consequence of any past or future change in the location of any rivers, creeks, or streams;
   b. riparian rights incident to premesis;
   c. rights of upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from dimunition or pollution.

f. Rights of the public in and to a cemetery located on subject property, with rights of ingress and egress thereto.

g. Rights of the Public in and to any navigable waterways within the bounds of said premises.

h. Subject to the flow of the waters of any rivers, creeks or streams across the premises.

i. All existing and recorded easements, rights of way and restrictions all zoning regulations, building restrictions and setback lines if any and easements or rights of ways for public utilities.

j. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823 Job No 02-162.

k. Subject to Charter for Homeowners Association as of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.

l. Subject to all matters appearing on the subdivision plat of record in Instrument No. 20081023-0106163, Register's Office for Davidson County, Tennessee.

m. Subject to lien for special assessment contained in the Declaration of Covenants and Restrictions contained in the Master Deed.

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

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: **COBBLESTONE CREEK LOT(S) 146 & 149 Ph. 3, 5098 COBBLESTONE CREEK DRIVE, 5233 RYAN ALLEN CIRCLE, Davidson County, TN.**

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 OUR HANDS this 26th day of March, 2010.

Autumn Partners, LLC

By:	Michael R. Stokes
It's	Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Stokes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Autumn Partners, LLC., and that he as such Chief Manager, 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 Chief Manager of Autumn Partners, LLC

Witness my hand and official seal at office in Hendersonville, Tennessee on this the 26th day of March, 2010.

Notary Public

My commission expires: 11/20/2012

BETTYE L. PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY