File No. 210030406

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/30/2013
(AFFIX SEAL)

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2013

BILL GARRETT, Davidson County
Trans:T20100018402 DEEDWARRSP
Recvd: 03/30/10 10:06 2 pgs
Fees:13.00 Taxes:203.50
20100330-0023550

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NVR, Inc., t/a Fox Ridge Homes | Owner | |
| (NAME) | (NAME) | |
| 93 Seaboard Lane Ste 201 | 93 Seaboard Lane Ste. 201 | 181100A03800CO |
| (ADDRESS) | (ADDRESS) | |
| Brentwood TN 37027 | Brentwood TN 37027 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **FAPAO, LLC**, a Tennessee limited liability company, hereinafter called the Grantor,, has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., t/a Fox Ridge Homes, a Virginia Corporation**, hereinafter called the Grantee, its successors 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. 354 on the Plan of Autumn Oaks as shown on the plat of record in Plat Book 9700, page 913 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FAPAO, LLC, by deed from Amnon Shreibman, Trustee by deed of record in Instrument No. 20100324-0022031 Register's Office for Davidson County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO:**

PUD Boundary Plat of record in Book 6900, page 786 Register's Office for Davidson County, Tennessee.
Plan of record in Plat Book 9700, page 913 Register's Office for Davidson County, Tennessee
Restrictions of record in Instrument No. 20010912-0099443, Book 6704, page 397, Book 6968, page 30 and Book 6704, page 405 and Instrument No. 20030513-0064238 Register's Office for Davidson County, Tennessee.
Easements of record in Book 475, page 547, Book 3376, page 239, Book 4240, page 667, and Book 2245, page 271 Register's Office for Davidson County, Tennessee.
Graveyard Right of Way Easement of record in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.
Water Main and appurtenances Easements of record in Book 7515, page 298 Register's Office for Davidson County, Tennessee.
Easement for sewers of record in Book 7515, page 298, 9343, page 196 and Book 9343, page 199 Register's Office for Davidson County, Tennessee.
Charter for Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.
All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 6700 Autumn Oaks Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), Its heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Its heirs and assigns, against the lawful claims of all persons 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 23rd day of March, 2010.

FAPAO, LLC

By:
Terry L. Rasmussen
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry L. Rasmussen, with whom I am personally acquainted, and who proved himself to the Managing Member of FAPAO, LLC, a Tennessee limited liability company, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 23rd day of March, 2010.

Commission expires:
9/25/13

Notary Public

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY