FILE NUMBER
300234

2

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,000.00

Shelia Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th April, 2010

Alyssa N. Hay
Notary Public

My Commission Expires: 7/17/10
(AFFIX SEAL)

ALYSSA N. HAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.
My Commission Expires JULY 17, 2010

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:
William R. JOY, JR
5925 E. Ashland Dr.
Nashville, TN 37215

Send Tax Bills To:
SAME

Map Parcel No.
150-06-0-A-40.00

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 **William R. JOY, JR, married**, 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. 40 on the Plan of The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084798 and Instrument No. 20100108-00002095, amended in Instrument No. 20100311-0018660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes by Special Warranty Deed from Umbrella Investment Corporation, dated Oct. 23, 2009, recorded in Instrument No. 20091103-0101529, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2010, and subsequent years, which are a lien and not yet due and payable. Said taxes have been prorated between the parties as of the day of closing, with Grantor paying his prorate share to the Grantee, who will be responsible for payment of said taxes when they become due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20090910-0084797, Instrument No. 20090910-0084798, Instrument No. 20100108-00002095, amended in Instrument No. 20100311-0018660 of the Davidson County Register's Office.

c. Easement to Gulf Interstate Gas Co. of record in Book 2242 page 251 of the Register's Office.

d. Sanitary Sewer Easement of record in Book 5300 page 903, Book 6186 page 235, Book 7170 page 775, Book 7170 page 778, said Register's Office.

e. Storm Water Detention Agreement of record in Instrument No. 20070423-0047709, said Register's Office.

f. Drainage Easement and Right of Way for Street of record in Book 8657 page 543 and Book 8657 page 592 of the Register's Office.

g. Drainage Easement of record in Book 8493 page 687, Book 8493 page 701 and Book 8493 page 704 of the Register's Office.

h. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 of the Register's Office.

BILL GARRETT, Davidson County
Trans:T20100026839 DEEDWARRSP
Recvd: 05/05/10 14:12 3 pgs
Fees:18.00 Taxes:432.90
20100505-0034163

i. Quit Claim Deed for common areas to HOA as shown in Instrument No. 20100305-0017338, said Register's Office.

j. Subject to rights of others in and to common areas/element.

k. Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions/Master Deed.

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, familial status, marital status, disability, handicap, national origin, ancestry 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: **4133 Alicia Lane, Lot 40 Parks @ Priest Lake, Antioch, TN 37013**

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 30th day of April, 2010.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: Ashley Crews
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 30th day of April, 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