BILL GARRETT, Davidson County
Trans:T20100029473 DEEDWARRSP
Recvd: 05/17/10 12:50 2 pgs
Fees:13.00 Taxes:673.09

20100517-0037776

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 181,915.00

Kendall Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th May, 2010

Carolyn Gleaves
Notary Public

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

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

MY COMMISSION EXPIRES:
August 18, 2012

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Kendall LYNCH 5228 Ryan Allen Circle Whites Creek, TN 37189	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	041-01-0-A Parcel 156.00 CO

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 **Kendall LYNCH, unmarried**, 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. 103 , on the Plan of Cobblestone Creek, Phase 3, of record in Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NVR, Inc. t/a Fox Ridge Homes by Warranty Deed from Autumn Partners, LLC, dated March 8, 2010, recorded in Instrument No. 20100309-0017961, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. All matters on the Plan of Cobblestone Creek, Phase 3 of record in Instrument #20081023-0106163, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in an instrument of record in Instrument No. 20041208-0146322 Register's Office for Davidson County, Tennessee.

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

f. Subject to Storm Water Detention Agreement of record as Instrument No.20071119-0135018, Register's Office for Davidson County, Tennessee.

g. Subject to the rights of others in and to the common areas and/or elements.

h. Subject to Easement to TN Natural Gas Lines of record in Book 2493, Page 137, said Register's Office.

i Subject to lien for special assessment contained in the Covenants, Conditions and Restrictions of record

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, handicap, disability, marital status, familial status, ancestry, national origin, 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: **5228 Ryan Allen Circle, Lot 103, Cedar Hill Meadows, Whites Creek, TN 37189**

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 14 day of May, 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 14 day of May, 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