**SPECIAL WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20100030486 DEEDWARRSP
Recvd: 05/20/10 12:37 2 pgs
Fees: 13.00 Taxes: 622.04
20100520-0039028

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,120.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th May, 2010

Notary Public

My Commission Expires:
(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
**SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201**
**BRENTWOOD, TENNESSEE 37027 (615) 591-1[illegible]**

**Address of New Owners as Follows:**
Nkereuwem E. UFOT and Margaret N. UFOT
4061 Alicia Lane
Antioch, TN 37013

**Send Tax Bills To:**
NVR Mortgage Finance, Inc.
121 Hillpointe Dr., Suite 100
Canonsburg, PA 15317

**Map/Parcel No.**
150-06-0-A.052

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 **Nkereuwem E. UFOT and Margaret N. UFOT, husband and wife**, 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. 52 on the Plan of The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084797 and 20090910-0084798 and revised in Instrument No. 20100108-0002095, amended in Instrument No. 201003110018660, 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. t/a Fox Ridge Homes by Special Warranty Deed from Umbrella Investment Corporation, a Tennessee corporation, dated March 15, 2010, recorded in Instrument No. 20100317-0019944, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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 part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

All matters appearing on the Plan of record in Instrument No. 20090910-0084797, Instrument No. 20090910-0084798, revised in Instrument No. 20100108-0002095 and amended in Instrument No. 201003110018660, of the Register's Office.

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

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

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

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.

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

Quitclaim Deed of common areas to HOA as recorded in Instrument No. 20100305-0017338,said Register's Office..

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

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

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

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: **4061 Alicia Lane, Lot 52, 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 18th day of May, 2010.

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

BY: _____
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 18th day of May, 2010.

_____
NOTARY PUBLIC

My Commission expires: 8-18-12

CAROLYN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: August 18, 2012