BILL GARRETT, Davidson County
Trans:T20100040458 DEEDWARRSP
Recvd: 07/01/10 14:52 2 pgs
Fees:13.00 Taxes:673.77
20100701-0051746

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 June, 2010

Notary Public

My Commission Expires: 9/23/13
(AFFIX SEAL)

Donald R. Barrett, Jr. Notary Public State of Tennessee Williamson County

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:	Send Tax Bills To:	Map Parcel No.
Annie CHAMPASOUK and Michael Anthony NUGENT JR. 4105 Alicia Lane Antioch, TN 37013	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	150-246.00

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 **Annie CHAMPASOUK, unmarried, Michael Anthony NUGENT JR., 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. 47 on the Plan of First Revision The Parks at Priest Lake, Phase One of record in Instrument No. 20090910-0084797 and Instrument No. 20100108-00002095 amended in 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 deed from Umbrella Investment Corp., of record in Instrument No. 20100420-0029629, 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.

Estimated Davidson County taxes for 2010 $1,620.00.

All matters appearing on the Plan of record in Instrument No. 20090910-0084797 and Instrument No. 20100108-00002095, amended in Instrument No. 20100311-0018660, of the Davidson County 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.

All Matters of recorded in Instrument No.20090910-0084798, 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.

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

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

Subject to lien for special assessment contained in 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: **4105 Alicia Lane, Lot 47 Parks Of 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 29 day of June, 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 29 day of June, 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