SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-30-2013
(AFFIX SEAL)

Tricia L. Goodwin
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 36387
My Commission Expires
June 30, 2013

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

Davidson County DEEDWARRSP
Recvd: 08/12/10 15:02 3 pgs
Fees:18.00 Taxes:166.50
20100812-0063870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NVR, Inc., t/a Fox Ridge Homes	Owner	181100A25500CO
(NAME)	(NAME)	
93 Seaboard Lane, Suite 200		
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 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(s), 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 do transfer and convey unto **NVR, Inc., t/a Fox Ridge Homes, a** Virginia Corporation, hereinafter called the Grantee, its, successors and/or 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. 830 on the Plan of Autumn Oaks Phase Eight as shown on the plat of record in Instrument No. 20050906-0106510 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FAPAO, LLC, by deed from Four M. Partners of record in Instrument No. 20100812-0063760 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Instrument No. 20050906-0106510 Register's Office for Davidson County, Tennessee
PUD Boundary Plat in Book 6900, page 786.
Restrictions of record in Book 6704, page 397, Book 6968, page 30, Book 6704, page 405, Instrument No. 20010912-0099443 and 20030513-064238 Register's Office for Davidson County, Tennessee.
Easements of record in Book 4240, page 667 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.
Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.
Easement to use Spring of record in Book 475, page 547 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.
Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and 20050222-0018903 Register's Office for Davidson County, Tennessee.
Easement for Ingress/Egress to cemetery of record in Book 261, page 284 and Book 6704, page 397 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 Lot 830 Autumn Oaks, 7201 Autumn Crossing Way, 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**, its successors and assigns forever; and we do covenant with the said **GRANTEE** 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**, its succesors and assigns, against the lawful claims of all persons claiming by through or under Grantor, but non other. 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 ____ day of August, 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 be the Managing Member of FAPAO, LLC, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 22nd day of ~~March~~ November, 2010.

Commission expires:

_____
Notary Public

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

File Number: 210030406
RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

True Copy Certification

I, STACY HUTCHINSON, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of VIRGINIA

County of FAIRFAX

Personally appeared before me, Tricia Goodwin, a notary public for this county and state, Stacy Hutchinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-30-2013
Notary' Seal (if on paper)



Tricia L. Goodwin
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 36387
My Commission Expires
June 30, ~~2008~~ 2013