Davidson County DEEDWARR
Recvd: 10/12/10 14:18 3 pgs
Fees:18.00 Taxes:103.60
20101012-0081762

WARRANTY DEED

STATE OF ~~TENNESSEE~~ VIRGINIA
County of Fairfax
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2013

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 October, 2010

Notary Public

My Commission Expires: 9/30/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840
LT2772

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR Inc., a Virginia corporation, T/A Fox Ridge Homes 93 Seaboard Lane, Suite 300 Brentwood, TN 37027	SAME	041010A15200CO

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, **AUTUMN PARTNERS, LLC**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES**, 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. 107 on the Plan of Cobblestone Creek Phase Three of record as Instrument Number 20081023-0106163, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Autumn Partners, LLC, a limited liability company by deed from Laura Katherine Parrish True as to her life estate and Charles Walter True, Brenda Katherine Warick and Laura Ann Cathey of record as Instrument Number 20030814-0117276, Register's Office for Davidson county, Tennessee.

This conveyance is made subject to:

Taxes for the year(s) 2010 and thereafter, a lien not yet due and payable and have been prorated between Grantor and Grantee.

Plan of record in Instrument No. 20081023-0106163 Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Cobblestone Creek of record in Instrument No. 20041208-0146322 Register's Office for Davidson County, Tennessee.

Right of Way Easement to Tennessee Natural Gas Lines Inc., of record in Book 2493, page 137 Register's Office for Davidson County, Tennessee.

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

Water (Riparian Rights)

a. the rights of upper and lower riparian owners to the free and unobstructed flow of the water, any rivers, creeks, or streams without dimunition or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams;
b. riparian rights incident to premises;
c. rights of upper and lower riparian owners in and to the waters of coring or adjoining the property, and the natural flow thereof, free from dimunition or pollution.

Rights of the public in and to a cemetery located on the subject property with rights of ingress and egress thereto.

Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated July 8, 2003 by J. Bruce Rainey, R.L.S. No. 823 Job No 02-162.

Charter for Homeowner's Association as of record in Instrument No. 20041208-0146324 Register's Office for Davidson County, Tennessee.

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

Subject to the rights of others in and to the common areas/elements
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: (X)
This is improved: ( ) property, known as: **COBBLESTONE CREEK LOT(S) 107, Phase 3, 105**
Rachel Ann Ct., Davidson County, TN.

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; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. 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 16th day of September, ~~2009~~ 2010.

Autumn Partners, LLC

By:	Michael R. Stokes
It's	Chief Manager

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael R. Stokes with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager of Autumn Partners, LLC., and that he as such Chief Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Chief Manager of Autumn Partners, LLC

Witness my hand and official seal at office in Hendersonville, Tennessee on this the 16th day of September, 2010.

Notary Public

My commission expires: 11/20/2012

BETTYE L. PEDIGO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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, Amy Bradfield, 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: 9/30/2013
Notary' Seal (if on paper)

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2013