Davidson County DEEDWARR
Recvd: 10/19/10 14:31 3 pgs
Fees:18.00 Taxes:140.60
20101019-0083715

WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

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

Notary Public

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

CARLYN SLEARS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: August 18, 2012

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 591-1156
LT2784

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR Inc., T/A Fox Ridge Homes 93 Seaboard Lane Brentwood, TN 37027	SAME	058090A26300CO

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, **TENN. CONTRACTORS, INC.**, 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 312 on the Plan of Jordan's Ridge at Eaton's Creek, Phase 9 as shown on the plan of record in Instrument No. 20100126-0006479 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the property conveyed to Tenn. Contractors, Inc., a Tennessee Corporation by deed dated December 22, 2004 from Eaton's Creek Real Estate Investors Fund LLC, of record as Instrument Number 20041229-0153374, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes for the year 2010 are now due and payable. Taxes have been prorated between grantor and grantee.

Subject to all matters shown on the Plan of Jordan Ridge at Eaton's Creek of record in Instrument No. 20090618-0056870, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declarations of Covenants, Conditions and Restrictions of Creekside Trails, also known as Jordan Ridge at Eaton's Creek of record in Instrument No. 20000915-0092002 and supplemental amendment in Instrument No. 20011025-0117168 and second supplemental amendment of record in Instrument No. 20020828-0103983 and third supplemental amendment of record in Instrument No.20041229-0153372, and Fourth Supplemental Amendment of record in Instrument Number 20061120-0143523 and Fifth Supplemental Amendment of record in Instrument Number 20061120-0143524, and Sixth Supplemental Amendment of record in Instrument Number 20070905-0106402, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, Register's Office for Davidson County, Tennessee.

Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.

Easements for water mains and appurtenances of record in Book 6255, page 578, Register's Office for Davidson County, Tennessee.

Agreement for Rights and Obligations in Instrument Number 20041229-0153373.

Sanitary Sewer Easement of record in Record Book 5300, page 903, Record Book 6186, page 235, Record Book 7170, page 775 and Record Book 7170, page 778 Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20060126-0009689 and Instrument Number 20070112-0005338, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

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

Subject to HOA Dues – if any.

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: **EATONS CREEK LOT(S) 312, Phase 9, 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 18th day of October, 2010.

Tenn. Contractors, Inc.

John D. Ring
President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring, with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, Inc., and that he as such President, 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 President.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 18th day of October, 2010.

Notary Public

My commission expires: 8-18-12

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

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