Davidson County DEEDWARRSP
Recvd: 11/16/10 09:26 3 pgs
Fees:18.00 Taxes:186.85
20101116-0091540

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Virginia
County of Fairfax
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,500.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 November, 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
LT2790

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 201 Brentwood, TN 37027	SAME	109040A02700CO

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. 51 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Tenn. Contractors, Inc. By Deed from Pinnacle National Bank Dated 9/17/09 Recorded 9/17/09 in Instrument # 20090917-0086947 said Registers Office for Davidson County, Tennessee.

This conveyance is made subject to:

A. Taxes for the year 2010 are now due and payable. Taxes have been prorated between Grantor and Grantee.

B. This property is subject to matters appearing on subdivision plat of record in Instrument Number 20071127-0137704 Register's Office for Davidson County, Tennessee.

C. Declaration of Covenants, Conditions and Restrictions for Towering Oaks Homeowner's Association, Inc., of record in Instrument No. 20091215-0114266.

D. Easement Agreement and Restrictions as set forth in instruments of record as Instrument No. 20010205-0010996; Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192.

E. Access Easement Agreement of record as Instrument No. 20050831-0104488.

F. Storm Water Detention Agreement of record as Instrument No. 20070601-0065248 in said Register's Office.

G. 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.

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: **TOWERING OAKS LOT(S) 51, Phase 1, 2024 Towering Oaks Drive, , TN, Davidson County, Tennessee**

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 persons claiming by, through or under said **GRANTOR**, but not otherwise.

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 15th day of November, 2010.

Tenn. Contractors, Inc.

By: John D. Ring
Title: 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 such President.

Witness my hand and official seal this the 15th day of November, 2010.

Notary Public

My commission expires: 8-18-12

CAROLYN E. LEAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
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