Davidson County DEEDWARRSP
Recvd: 11/22/10 14:11 3 pgs
Fees:18.00 Taxes:129.50
20101122-0093372

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ VIRGINIA
County of Fairfax
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd 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
LT2795

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	034-14-0-A-038.00

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, **M. R. Stokes**, hereinafter called Grantor has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantees, its successors 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. 38 on the Plan of Cumberland Bend as shown on the plan of record in Instrument No. 20091231-0118971 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 Michael R. Stokes. By virtue of a deed dated October 26, 2009 from Jerry P. Spore, Trustee of record in Instrument No. 20091102-0100813 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2010 are a lien due and payable. Taxes for the year 2011 and thereafter are a lien not yet due and payble. Taxes have been prorated between the Grantor and Grantee.

b. Plan of record in Instrument No. 20091231-0118971 Register's Office for Davidson County, Tennessee.

c. Restrictions of record at Instrument No. 20080507-0047106 Register's office for Davidson County, Tennessee. Said Restrictions having been revoked and new restrictions added by Instrument of record in Instrument No. 20100331-0024184

Title conveyance is further subject to:

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: **CUMBERLAND BEND LOT(S) 38, 1509 Stoney River Lane, , 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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE that I AM 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 successors 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 19th day of November, 2010.

By: Michael R. Stokes

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 acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on this the 19th day of November, 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