BILL GARRETT, Davidson County
Trans:T20100078332 DEEDWARRSP
Recvd: 12/13/10 12:51 3 pgs
Fees:18.00 Taxes:717.87
20101213-0099059

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 194,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 December, 2010

Notary Public

My Commission Expires: 9/23/13
(AFFIX SEAL)

Donald R. Barrett Jr. Williamson County Notary Public State of Tennessee

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

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Charles F. JAMES, SR 2816 Cato Ridge Drive Nashville, TN 37218	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	058-09-0-A-256.00CO

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, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Charles F. JAMES, SR, unmarried**, 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. 260, on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 as shown on a plat of record in Instrument No, 20090618-0056870, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc. a Virginia Corporation t/a Fox Ridge Homes by Warranty Deed from Tenn.Contractors, Inc., dated September 7, 2010, recorded in Instrument No. 20100908-0071473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2010 and subsequent years, a lien which is due and payable. Said taxes have been prorated between the parties as of the date of closing, with Grantee paying his prorate part thereof to Grantor, who will be responsible for payment of said taxes.

b. Taxes for the year 2011 a lien against said property but not yet due and payable..

c. All matters on the Plan of Jordan Ridge at Eaton's Creek, Phase 9 of record in Instrument No. 20090618-0056870, Register's Office for Davidson County, Tennessee.

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

e. 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.

f. Subject to the flow of Eaton's Creek and branches thereof.

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

h. Subject to flow of any streams on and across subject property.

i. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; Third Supplement amendment of record in Instrument No. 20041229-0153372; Fourth Supplement amendment recorded in Instrument No. 20061120-0143523; Fifth Supplement amendment recorded in Instrument No. 20061120-0143524; Sixth Supplement amendment recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County, Tennessee.

j. Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

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

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

m. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887; Instrument No., 20060126-0009689 and Instrument No. 20070112-0005338, Register's Office for Davidson County, Tennessee.

n. Misc easements and intrusions Agreement for Rights and Obligations in Instrument No. 20041229-0153373; said Register's Office.

o. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law

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: ( )
This is improved: (X) property, known as: **2816 Cato Ridge Drive, Lot 260 Eaton's Creek, Nashville, TN 37218**

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. GR ANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 3 day of December, 2010.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY: Farrah Burgett
Farrah Burgett, Appointed Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Farrah Burgett, Appointed Assistant Secretary, with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Appointed Assistant Secretary respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such Appointed Assistant Secretary being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Farrah Burgett as such Appointed Assistant Secretary, and attesting the same of the corporation, by the said Farrah Burgett as such Appointed Assistant Secretary.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 3 day of December, 2010.

Carolyn Gleaves
NOTARY PUBLIC

My Commission expires: 8-18-12

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