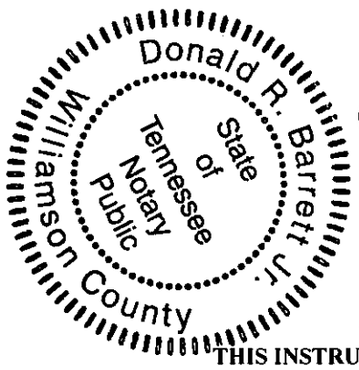
BILL GARRETT, Davidson County
Trans:T20110009145 DEEDWARRSP
Recvd: 02/14/11 10:56 2 pgs
Fees:13.00 Taxes:533.54
20110214-0012428

**SPECIAL WARRANTY DEED**




STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 February, 2011

Notary Public

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

**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. |
|---|---|---|
| Robert L. NAPIER<br>4065 Alicia Lane<br>Antioch, TN 37013 | NVR Mortgage Finance, Inc.<br>121 Hillpointe Dr., Suite 100<br>Canonsburg, PA 15317 | 150-06-0-A-51.00CO |

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 **Robert L. NAPIER, married**, 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 The Parks at Priest Lake Subdivision, Phase One of record in Instrument No. 20090910-0084797 and Instrument No. 20090910-0084798 and revised in Instrument No. 20100108-00025095 and further amended in Instrument No. 20100311-0018660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to NVR, Inc. a Virginia Corporation t/a Fox Ridge Homes by Special Warranty Deed from Umbrella Investment Corporation, dated Nov. 29, 2010, recorded in Instrument No. 20101201-0095546, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2011, and subsequent years, which are a lien and not yet due and payable. Said taxes have been prorated between the parties as of the day of closing with Grantor paying his prorate part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20090910-0084797, and Instrument No. 20090910-0084798, Instrument No. 20100108-00002095, amended in Instrument No 201003110018660, of the Register's for Davidson County Office.

c. Easement to Gulf Interstate Gas Co. of record in Book 2242 page 251 of the Register's Office.

d. Sanitary Sewer Easement of record in Book 5300 page 903, Book 6186 page 235, Book 7170 page 775, Book 7170 page 778, of the Davidson County Register's Office.

e. Storm Water Detention Agreement of record in Instrument No. 20070423-0047709 of the Register's Office.

f. Drainage Easement and Right of Way for Street of record in Book 8657 page 543 and Book 8657 page 592 of the Register's Office.

g. Drainage Easement of record in Book 8493 page 687, Book 8493 page 701 and Book 8493 page 704 of the Register's Office.

h. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 of the Register's Office.

i. Quitclaim Deed of common areas to HOA recorded in Instrument No. 20100305-0017338, said Register's Office.

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

k. Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions.

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, familial status, marital status, disability, handicap, national origin, ancestry 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.

unimproved: ( )
This is improved: (X) property, known as: **4065 Alicia Lane, Lot 51 Parks@Priest Lake, Antioch, TN 37013**

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 10 day of Feary, 2011.

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 10 day of Feary, 2011.

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