Davidson County DEEDWARR
Recvd: 03/01/11 15:14 3 pgs
Fees:18.00 Taxes:140.60
20110301-0016554

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 28th February, 2011

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 591-1156
LT2840

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	P.O. 05800020770

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. 304 on the Plan of Jordan Ridge at Eaton's Creek, Phase 11 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 same property by virtue of a deed dated December 22, 2004 from Eaton's Creek Real Estate Investors Fund, LLC, a Tennessee limited liability company, of record in Instrument No. 20041229-0153374 Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

1. Taxes for the year 2010, a lien currently due and payable. Taxes for the year 2011 and thereafter, a lien not yet due and payable.

2. Plan of record for Jordan Ridge at Eaton's Creek of record in Instrument No. 20100126-0006479 Register's Office for Davidson County, Tennessee.

3. Terms, Provisions, covenants conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Creekside Trails, also known as Jordan's 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 at Instrument No. 20020828-0103983 and third supplemental amendment of record in Instrument No. 20041229-0153372 and Fourth supplemental amendment of record in Instrument No. 20061120-0143523 and Fifth supplemental amendment of record in Instrument No. 20061120-0143524 and sixth supplemental amendment of record in Instrument No. 20070905-0106402 Register's Office for Davidson County, Tennessee.

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

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

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

7. Agreement for Rights and Obligations of record at Instrument No. 20041229-0153373 Register's Office for Davidson County, Tennessee.

8. 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.

9. Storm Water Detention Agreements of record in Instrument No. 20060126-0009689 and 20070112-0005338 Register's Office for Davidson County, Tennessee.

10. Rights of others in and to the use of the common areas.

11. Lien for Special assessments contained in the DCCR's/Master Deed.

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) 304, Phase 11, 609 Childress Crossing, 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 28th day of February, 2011.

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 28th day of February, 2011.

Carolyn L Gleaves
Notary Public

My commission expires: 8-18-12

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

True Copy Certification

I, STACY HAWKEY, 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 HAWKEY 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