SPECIAL WARRANTY DEED

~~STATE OF TENNESSEE~~ Commonwealth of Virginia
County of Fairfax
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th March, 2011

Notary Public

My Commission Expires: 3/31/14
(AFFIX SEAL)

Sopahdy Welch
NOTARY PUBLIC 7370062
Commonwealth of Virginia
My Commission Expires
March 31, 2014

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840
LT2853

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	050020A-01000CO

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, **Eatherly/Ring Joint Venture, a Tennessee joint venture, fee simple title holders** 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 Grantee, its successors and/or 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. 10 on the Final Plat Belle Arbor PUD, Phase One, as shown on the plan of record in Instrument No. 20091221-0115842 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 Eatherly/Ring Joint Venture by a deed dated June 30, 2010 from J. D/ Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

b. Plan of record in Instrument No. 20091221-0115842 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants and Restrictions of record at Instrument No. 20100203-0008782 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052 Register's Office for Davidson County, Tennessee.

e. Subject to a 100 year Flood Hazard Boundary Zone A and AE according to FEMA FIRM Map #47037 CO119 F having an effective date of April 20, 2001, as shown on the survey by Kevin A. Edmondson, RLS No. 1515, dated January 1, 2004.

f. Subject to a 20 foot Sewer Easement of record in Book 6181, page 43, Register's Office for Davidson County, Tennessee along the southeasterly corner of the said property.

g. Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

h. Subject to a Natural Gas Pipeline Easement across the southeasterly corner of the said property as shown on the survey by Kevin A. Edmondson, RLS No. 1515, dated January 19, 2004.

i. Rights of others in and to common areas/elements.

Davidson County DEEDWARRSP
Recvd: 03/24/11 14:38 4 pgs
Fees:23.00 Taxes:118.40
20110324-0022932

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: **BELLE ARBOR LOT(S) 10, 1833 Belle Arbor Dr.. . 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 21st day of March, 2011.

Eatherly/Ring Joint Venture, a Tennessee Joint Venture

By: J.D Eatherly, Co-Manager

By: _____
John D. Ring, Co-Manager

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **J.D Eatherly** with whom I am personally acquainted and who acknowledged himself to be the Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture, and that he as such Co-Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such Co-Manager of Eatherly/Ring Venture, a Tennessee joint venture.

Witness my hand and official seal at office on this the_____ day of March, 2011.

_____
Notary Public

My commission expires: _____

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 acknowledged himself to be the Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture, and that he as such Co-Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such Co-Manager of Eatherly/Ring Venture, a Tennessee joint venture.

Witness my hand and official seal at office on this the 21st day of March, 2011.

Carolyn Gleaves
Notary Public

My commission expires: 8-18-12

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

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: **BELLE ARBOR LOT(S) 10, 1833 Belle Arbor Dr.., 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 21st day of March, 2011.

Eatherly/Ring Joint Venture, a Tennessee Joint Venture

By: J.D Eatherly, Co-Manager

By: _____
John D. Ring, Co-Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **J.D Eatherly** with whom I am personally acquainted and who acknowledged himself to be the Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture, and that he as such Co-Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such Co-Manager of Eatherly/Ring Venture, a Tennessee joint venture.

Witness my hand and official seal at office on this the 21st day of March, 2011.

Notary Public

ROBBI J. BEAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

My commission expires: 7/7/14

STATE OF TENNESSEE

COUNTY OF _____

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 acknowledged himself to be the Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture, and that he as such Co-Manager, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the joint venture by himself as such Co-Manager of Eatherly/Ring Venture, a Tennessee joint venture.

Witness my hand and official seal at office on this the_____ day of March, 2011.

_____
Notary Public

My commission expires: _____

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