BILL GARRETT, Davidson County
Trans:T20110032431 DEEDWARRSP
Recvd: 06/01/11 11:23 3 pgs
Fees:18.00 Taxes:573.72

20110601-0041742

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 May, 2011

Notary Public

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

Donald R. Barnes
Notary Public
State of Tennessee
Williamson County

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.
Alexis M. HYLAND and Jeffrey J. HYLAND 2648 Jordan Ridge Drive Nashville, TN 37218	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	058-09-0-A-312.00 CO

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 **Alexis M. HYLAND and Jeffrey J. HYLAND, wife and husband**, 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 267 , as shown on the Plan of Jordan Ridge at Eaton's Creek, Phase II, 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 the same property conveyed to NVR, Inc., T/A Fox Ridge Homes by Deed from Tenn. Contractors, Inc., dated 3/21/2011 of record in Instrument #20110322-0022368 Register's Office for Davidson County, TN.

This conveyance is made subject to:

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

All matters on the Plan of Jordan Ridge record in Instrument #20100126-0006479, Register's Office for Davidson County, Tennessee.

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, Instrument #20041229-0153372, Instrument #20061120-0143523, instrument #20061120-0143524, Instrument #20070905-0106402, Instrument #20110216-0013313, Register's Office for Davidson County, TN.

Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.

Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.

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

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

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

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.

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

No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

Subject to the rights of others in and to the common areas and/or elements of Jordan's Ridge at Eaton's Creek.

Utility drainage easement in Instrument #20080128-0008719, Register's Office for Davidson County, TN.

Storm Water Maintenance Agreement in Instrument #20080128-0008551, Register's Office for Davidson County, TN.

I n the event that any exception herein contains covenants, and restrictions, said exception omits any covenants or restrictions, based upon race, color, religion, sex or 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 restrictions 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: **2648 Jordan Ridge Drive, Lot 267 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 31 day of May, 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 31 day of May, 2011.

Robyn DuBray
NOTARY PUBLIC

My Commission expires: 5/8/2012

ROBYN DuBRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.