SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037068 DEEDWARRSP
Recvd: 06/21/11 10:55 3 pgs
Fees:18.00 Taxes:809.43
20110621-0047474

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 218,765.00

Notary
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE June, 2011

Notary Public

My Commission Expires: 11/10/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 Seaboard Lane, SUITE 210
Brentwood, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Janice S. HAMILTON and Thomas L. HAMILTON 7908 Oakfield Grove Brentwood, TN 37027	NVR Mortgage Finance, Inc. 5301 Virginia Way Brentwood, TN 37027	181-10-0-A-251.00 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 **Janice S. HAMILTON and Thomas L. HAMILTON, 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 No. 834 on the Plan of, Autumn Oaks, Phase Eight, of record in Plat Book Instrument No. 20050906-0106510, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to NVR, Inc. T/A Fox Ridge Homes by Deed from FAPAO, LLC, of record in Instrument #20110309-0018942, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2011, and subsequent years, which are a lien and not yet due and payable.

All matters appearing on the Plan of record in Instrument No. 20050906-0106510, Register's Office.

Easements for Sanitary sewers/storm drainage of record in Book 9343, Page 196, Book 9343, Page 199 and Book 7515 Page 298, said Register's Office.

One-Fourth of an acre reserved for graveyard with rights of ingress and egress of record in Book 261, page 284 and Book 6704, page 397, said Register's Office.

Subject to right of way easement to Gulf Interstate Gas Company of record in Book 2245, page 271, as partially released in Book 6968, page 25, said Register's Office.

Right of Way Agreement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released in Book 6968, page 25, said Register's Office.

Restrictions contained in Deed from Nina R. Brown, Helen Hawkins, Mary Elizabeth Burnett and William Louis Brown to Nicholas W. Randolph of record in Book 6704, page 397, as amended by instrument of record in Book 6968, page 30, said Register's Office.

Subject to restrictions contained in Deed from Nina R. Brown to Nicholas W. Randolph of record in Book 6704, page 405, amended by instrument of record in Book 6968, page 30, said Register's Office.

Subject to Restrictions of record in book 6968 page 30, Register's Office for Davidson County, TN.

Easements of record in Book 3376, page 239; Book 475, page 547, said Register's Office.

Subject to flow of water of Mill Creek and rights of public therein.

Subject to rights of upper and lower riparian owners to flow of the waters of Mill Creek, free from dimunition or pollution.

Subject to changes in boundary of the subject property as a result of erosion or accretion caused by the flow of Mill Creek.

Storm water detention agreement of record in Instrument #20040128-0010895 and 20050222-0018903, said Register's Office.

Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision.

Subject to lien for special assessments as set out in the restrictions.

Charter of Autumn Oaks Homeowners Association of record in Instrument No. 20010912-0099442, said Register's Office.

Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20010912-0099443;By-Laws and Homeowners Association, attached thereto: as amended by Instrument Number 20030513-0064238 Register's Office for Davidson County, Tennessee. Instrument #20100414-0028160, and 20101206-0096935, said Register's Office/

Subject to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

Subject to all matters as set out on the Boundary Plat of Autumn Oaks of record in Plat book 6900, page 786, Register's Office for Davidson County, Tennessee.

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.

In 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: **7908 Oakfield Grove, Lot 834 Autumn Oaks, Brentwood, TN 37027**

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 14th day of June, 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 14th day of June, 2011.

Robyn DuBray
NOTARY PUBLIC

My Commission expires: 5/8/2018

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