BILL GARRETT, Davidson County
Trans:T20110038541 DEEDWARRSP
Recvd: 06/28/11 11:05 3 pgs
Fees:18.00 Taxes:682.35
20110628-0049306

SPECIAL WARRANTY DEED

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,420.00

Lisa C. Brown
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 June, 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.
Lisa C. Brown 1833 Belle Arbor Dr. Nashville, TN 37207	Mortgage America ISAOA/ATIMA PO Box 43500 Birmingham, AL 35243	050020A-01000 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 **Lisa C. Brown, 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. 10 on the Final Plat of 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 the same property conveyed to NVR, Inc., t/a Fox Ridge Homes by Deed from Eatherly Ring Joint Venture, dated March 21, 2011, of record in Instrument #20110324-0022932, Register's Office for Davidson County, TN.

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.

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

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

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.

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.

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

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.

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

Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

The above exceptions omit any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the

extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

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: **1833 Belle Arbor Dr., Lot 10 Belle Arbor, Nashville, TN 37207**

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 24th 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 24th day of June, 2011.

Robyn DuBray
NOTARY PUBLIC

My Commission expires: 5/8/2012.

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