Davidson County DEEDWARR
Recvd: 11/04/11 11:09 3 pgs
Fees:18.00 Taxes:146.52
20111104-0086263

WARRANTY DEED

STATE OF Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 November, 2011

Notary Public

My Commission Expires: 7/20/15
(AFFIX SEAL)

LINDSAY M. JENDRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE SUITE 201 BRENTWOOD, TENNESSEE 37027 (615) 377-6840
LT2994

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	173-05-0-B-20.00CO

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. 20 on the Plan of Cottage Grove as shown on the plan of record in Instrument No. 20100406-0025553 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 Tenn. Contractors, Inc., by deed from Douglas A. Brace, Substitute Trustee of record as Instrument Number 20090707-0063489, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes have been prorated between grantor and grantee. Taxes for the year 2012 and thereafter are a lien not yet due and payable.

b. Matters appearing on subdivision plat of record in Instrument Number 20100406-0025553 of said Registers Office.

c. Miscellaneous Easements and Intrusions All matters of record in Book 6200 Page 290 of said Registers Office.

d. Storm Water Detention Agreement recorded in Instrument number 20070423-0047753 of said Registers Office.

e. Right of Way Agreement recorded in Book 5215 Page 482 and Book 5385 Page 986 of said Registers Office.

f. Restrictions recorded in Instrument No. 20091215-0114265.

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: **COTTAGE GROVE LOT(S) 20, 1861 Cottage Grove Way, , 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 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 3 day of November, 2011.

Tenn. Contractors, Inc.

By:	John D. Ring
It's	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 his 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 company by himself as such President of Tenn. Contractors, Inc.

Witness my hand and official on this the 3 day of November, 2011.

Notary Public

My commission expires: 7/20/15

LINDSAY M. JENDRYK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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