Davidson County DEEDWARRSP
Recvd: 11/23/11 11:42 4 pgs
Fees:23.00 Taxes:129.50
20111123-0091787

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$35,000.00~~ $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 November, 2011

Notary Public

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

FARRAH BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840
LT3002

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	150-06-0-A-028.00CO

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, **Umbrella Investment Corporation, a Tennessee corporation**, 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. 28 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No 20101109-0089918, 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 Umbrella Investment Corporation, a Tennessee Corporation by Deed from The Parks at Priest Lake, LLC recorded in Instrument No. 20070102-0000292 said Registers Office for Davidson County, Tennessee.
This conveyance is made subject to:

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

b. All matters appearing on subdivision plat of record in instrument No. 20100924-0076273, as corrected in Instrument No 20101109-0089918 of Register's Office for Davidson County, Tennessee.

c. Restrictions of record in Instrument No. 20090929-0090300 as amended in Instrument No. 20091216-0114551 Register's Office for Davidson County, Tennessee.

d. Easement to Gulf Interstate Gas Co., of record in Book 2242, page 251 Register's Office for Davidson County, Tennessee.

e. Sanitary Sewer Easement of record in Record Book 5300, page 903, Record Book 6186, page 235, Record Book 7170, page 775 and Record Book 7170, page 778 Register's Office for Davidson County, Tennessee.

f. Storm Water Detention Agreement of record in Instrument No. 20070423-0047709 Register's Office for Davidson County, Tennessee.

g. Drainage Easement and Right of Way for Street of record in Book 8657, pages 543 and 592, and of record in Book 8493, pages 687, 701 and 704 Register's Office for Davidson County, Tennessee.

h. All matters of record in Instrument No. 20090910-0084797 Register's Office for Davidson County, Tennessee.

i. Quitclaim Deed to Parks at Priest Lake Homeowner's Association, Inc. for Open Space of record in Instrument No. 20100305-0017338 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.

unimproved: (X)
This is improved: ( ) property, known as: **THE PARKS AT PRIEST LAKE LOT(S) 28, , 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 22 day of November, 2011.

Umbrella Investment Corporation, a Tennessee corporation

By: Justin Cutler
Title: President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Justin Cutler**, with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the **President** of **Umbrella Investment Corporation, a Tennessee corporation**, 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 limited liability company by himself as such President.

Witness my hand and official seal this the 22 day of November, 2011.

Farrah Burgett
Notary Public

My commission expires: 7-2015

FARRAH BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

Section 1445 of the Internal Revenue Code, as part of the "Foreign Investment in Real Property Tax Act," provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. To inform the transferee (buyer) that withholding of tax is not required upon disposition of a U.S. real property interest the undersigned transferor (seller), being duly sworn, hereby certifies the following:

1. The legal description of the property to be conveyed is:

See Exhibit A attached hereto and made a part hereof.

2. The names, addresses and United States taxpayer identification numbers of the transferors/owners of the above real property ("Property") are as follows:

Name	Address	Taxpayer I.D. Number
Umbrella Investment Corporation, a Tennessee corporation	PO Box 2848 Brentwood, TN, 37024	41-2088612

There is no other person or entity who has an ownership interest in the Property; and

3. None of the undersigned transferors is a nonresident alien or a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations).

The undersigned understands that this certification may be disclosed to the Internal Revenue Service by the Transferee and any false statements made here could be punished by fine, imprisonment or both.

Under penalties of perjury, the undersigned declare(s) that the undersigned have (has) examined this certification and to the best of the undersigned's knowledge and belief, it is true, correct and complete, and that the undersigned have (has) authority to sign.

By: _____
Justin Cutler, President

SWORN TO and subscribed before me
this 22 day of Nov, 2011

Farrah Burgett
Notary Public
My Commission Expires: 7-20-15

FARRAH BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Michelle Nungesser, 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.

Michelle M

Signature

State of Virginia

County of Fairfax

Personally appeared before me, Sopahdy Welch, a notary public for this county and state, Michelle Nungesser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sopahdy Welch

Notary's Signature

My Commission Expires: 3/31/2014

Notary' Seal (if on paper)

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