SPECIAL WARRANTY DEED

STATE OF Virginia
COUNTY OF Fairfax

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/30/2013
(AFFIX SEAL)

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARRSP
Recvd: 12/29/11 10:25 3 pgs
Fees:18.00 Taxes:166.50
20111229-0101729

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NVR, Inc., t/a Fox Ridge Homes	Owner	
(NAME) 93 Seaboard Lane, Suite 201	(NAME)	181100A24900CO
(ADRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FAPAO, LLC,** a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., t/a Fox Ridge Homes, a Virginia Corporation**, hereinafter called the **Grantee**, its successors 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. 836 on the Plan of Autumn Oaks Subdivision, Phase Eight as shown on the plat of record in Instrument No. 20050906-0106510 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to FAPAO, LLC, by deed from Four M. Partners, LLC of record in Instrument No. 20111229-0101675 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Instrument No. 20050906-0106510 Register's Office for Davidson County, Tennessee.
Notice of hold on building permits of record in Instrument No. 20100218-0012600 as amended in Instrument No. 20100426-0031350 Register's office for Davidson County, Tennessee
Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903 Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 6968, page 30, Book 6704, page 397 and Book 6704, page 405 Register's Office for Davison County, Tennessee.
Charter for HOA of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.
PUD Boundary in Plat Book 6900, page 786 Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 7515, page 298, Book 9343, page 196 and Book 9343, page 199 Register's Office for Davidson County, Tennessee.
Easement to use spring of record in Book 475, page 547 Register's Office for Davidson County, Tennessee.
Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.
Easement to Columbia Gulf Transmission Co., of record in Book 4240, page 667 Register's office for Davidson County, Tennessee.

Ingress and Egress Easement to Cemetery in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.
Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20010912-0099443 as amended in Instrument No. 20030513-0064238, 20100414-0028160 and 20101206-0096935, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 7916 Oakfield Grove, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, Its successors and assigns forever; and we do covenant with the said **GRANTEE** 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 **GRANTEE**, Its successors and assigns, against the lawful claims of all persons claiming by or through **GRANTOR** but non other. 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 27 day of December, 2011.

FAPAO, LLC

By: _____
Chase Russell
Its: Managing Member

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chase Russell, with whom I am personally acquainted, and who proved himself to be the Managing Member of FAPAO, LLC a Tennessee limited liability company, the bargainor, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 27th day of December, 2011.

_____
Notary Public

KEERTHI B.A. KUMAR
Notary Public,
State of Texas
Comm. Exp. 01-26-12

My Commission expires:
01/26/2012

True Copy Certification

I, Sopahdy Welch, 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, Sopahdy Welch 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