G#23786-2 BOX #14A

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023071 DEEDWARRSP
Recvd: 03/30/12 09:11 3 pgs
Fees:18.00 Taxes:1075.18
20120330-0026936

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,590.00

Paula Stuart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2012.

Notary Public

My Commission Expires: 2/24/13
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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.
Paula STUART and Gregory STUART 917 Holgate Court Nashville, TN 37221	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	141050A0380CO

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 **Paula STUART and Gregory STUART, husband and wife**, 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, TN being Lot No.38 on the Plan of Avondale Park, Phase 1, Section 1A as shown on the plan of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which 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 Avondale Residential Inc., of record in Instrument No. 20120112-0003463, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Davidson County taxes for the year 2012 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of closing with Grantor paying his prorate part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

   2012 County taxes in the amount of $2,639.65 – estimated.

b. All matters appearing on subdivision plat of record in instrument Number 20080226-0018937 of said Registers Office.

c. Subject to Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203-0117452 and 20090331-0028791, said Registers Office.

d. Access Easement Agreement recorded in Instrument Number 20041207-0145662 said Registers Office.

e. Transmission Line Easement recorded in Instrument Number 20060110-0003857 said Registers Office.

f. Deed to USA recorded in Record Book 4118 Page 694 and in Book 4228 Page 635, said Register Office.

g. Order to TVA recorded in Record Book 4273 Page 280, said Registers Office

h. Easement to Harpeth Valley Utilities District in Instrument No: 20040204-0013640; 20040204-0013641 and 20080818-0084836, said Registers Office.

i. Storm Water Detention Agreement Recorded in Instrument Number 20060512-0055867 and 20090814-0076610, said Registers Office.

j. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument Number 20071002-0117293, said Registers Office.

k. Subject to easement recorded in Book 5738, page 819 and partial abandonment of easement recorded in Instrument No. 20080826-0087638, said Register's Office.

l. Subject to Charter for HOA recorded in Instrument No. 20081203-0117350, said Registers Office.

m. Restirictions recorded in Instrument No.20081203-0117452 and amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254.

n. Subject to rights of others in and to common areas/elements.

o. Subject to lien for special assessment contained in the Declaration of Covenants, Conditions and Restrictions.

p. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7 Register's Office for Davidson County, Tennessee.

q. Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

r. Declaration of Restrictive Covenants of record in Instrument No. 20020821-0100879 and 20020821-0100879 Register's Office for Davidson County, Tennessee.

s. Cemetery, with easement for ingress and egress.

t. Abstract of suit of record in Instrument No. 20021017-0127902 Register's Office for Davidson County, Tennessee.

In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any Covenants or restrictions, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction 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: **917 Holgate Court, Lot 38 Avondale Park, Nashville, TN 37221**

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 29 day of March, 2012.

NVR, INC., a Virginia Corporation, trading as Fox Ridge Homes

BY:_____
Kenneth Thompson, 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 Kenneth Thompson,, Appointed Assistant Secretary, with whom I am personally acquainted and who upon his oath(s) acknowledged himself 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 Kenneth Thompson, as such Appointed Assistant Secretary, and attesting the same of the corporation, by the said Kenneth Thompson, as such Appointed Assistant Secretary.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 29 day of March, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11/15/15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY