BILL GARRETT, Davidson County
Trans:T20120024397 DEEDWARRSP
Recvd: 04/04/12 10:06 3 pgs
Fees:18.00 Taxes:675.05
20120404-0028557

SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,445.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 April, 2012

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.
Bruce M PENNINGTON 1264 Scarcroft Lane Nashville, TN 37221	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	141050A20300CO

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 **Bruce M PENNINGTON, a married man**, 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.203 on the Plan of Avondale Park, Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105 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. 20120120005873, 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 the closing, with Grantor paying his prorata part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

b. All matters appearing on subdivision plat of record in instrument Number 20101005-0079393 of said Registers Office.

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

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

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

f. Order to TVA recorded in Record Book 4273 Page 280, said Register's Office.

g. Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument # 20080818-0084836 & Instrument # 20040204-0013641, said Register's Office.

h. Storm Water Detention Agreement Recorded in Instrument Number 20060512-0055867, said Register's Office.

i. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument Number 20071002-0117293, said Register's Office.

j. Subject to easement in Book 5738, page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638, said Register's Office.

k. Subject to Charter for HOA in instrument No. 20081203-0117350, said Register's Office.

l. Subject to Permanent Easement Agreement in Instrument No. 20090707-0063325, said Register's Office.

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

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

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: **1264 Scarcroft Lane, Lot 203 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 3 day of April, 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 3 day of April, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11/15/15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY