Davidson County DEEDWARRSP
Recvd: 05/09/12 13:56 3 pgs
Fees:18.00 Taxes:695.95
20120509-0040230

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $188,095.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th Day of May, 2012

Notary Public

My Commission Expires: MAR 08 2016
(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Travita DUMAS
2836 Louise Russell Drive
Antioch, TN 37013

Send Tax Bills To:
Bank of America, NA
101 South Tryon Street
Charlotte, NC 28255

Map Parcel No.
150-06-0-A-09.00CO

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, **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 **Travita DUMAS, unmarried**, 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. 9on the Plan of The Parks at Priest Lake, Phase Two of record in Instrument No. 20100924-0076273 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, by Deed from Umbrella Investment Corporation, a Tennessee Corporation, in Instrument No. 20120119-0005438 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2012, and subsequent years, which are a lien and not yet due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20090910-0084798 of the Register's Office.

c. Easement to Gulf Interstate Gas Co. of record in Book 2242 page 251 of the Register's Office.

d. Sanitary Sewer Easement of record in Book 5300 page 903, Book 6186 page 235, Book 7170 page 775, Book 7170 page 778 of the Register's Office.

e. Storm Water Detention Agreement of record in Instrument No. 20070423-0047709 of the Register's Office.

f. Drainage Easement and Right of Way for Street of record in Book 8657 page 543 and Book 8657 page 592 of the Register's Office.

g. Drainage Easement of record in Book 8493 page 687, Book 8493 page 701 and Book 8493 page 704 of the Register's Office.

h. All Matters of recorded in Instrument No. 20090910-0084797 and 20090910-0084798.

i. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 of the Register's Office.

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: **2836 Louise Russell Drive, Lot 9 Parks At Priest Lake, Antioch, TN 37013**

Certificate of Authenticity

I, Jennifer C. Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole 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: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE 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. 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 1st day of May, 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 1st day of May, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11/15/15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY