(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,855.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/9/12

Notary Public

My Commission Expires: 9-23-13
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

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.
Corey EDMONSON 1840 Cottage Grove Way Antioch, TN 37013	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	173-05-0-B-014

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 **Corey EDMONSON, 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.

*0025553 *0025553

Land in Davidson County, Tennessee being Lot Number 14 on the plan of Cottage Grove, 1st Revision, of record in Instrument Number No. 20100406-0025553 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR, Inc. a Virginia Corporation, T/A Fox Ridge Homes, by deed from Tenn. Contractors, Inc. of record as Instrument Number 20120126-0007359, dated January 25, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

Restrictions recorded in Instrument number 20091215-0114265.

Misc. easements recorded in Book 6200 page 290.

Storm Water Detention Agreement recorded in Instrument Number 20070423-0047753.

Right of Way Agreement recorded in Book 5215 page 482 an Book 5385 page 986

Matters appears on the recorded subdivision plat recorded in Instrument Number 20071213-0143631.

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: **1840 Cottage Grove Way, Lot 14 Cottage Grove, Antioch, TN 37013**

BILL GARRETT, Davidson County
Trans:T20120038231 DEEDWARRSP
Recvd: 05/24/12 09:51 2 pgs
Fees:13.00 Taxes:517.46
20120524-0045035

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. GRANTOR 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 9th day of May, 2012.

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

BY: _____
Kent D. Eshleman, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Kent D. Eshleman, Vice President, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Appointed Vice President, respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that she as such Appointed Vice President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Kent D. Eshleman, as such Appointed Vice President, and attesting the same of the corporation, by the said Kent D. Eshleman,such Appointed Vice President

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 9th day of May, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11/10/15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY