BILL GARRETT, Davidson County
Trans:T20120047326 DEEDWARRSP
Recvd: 06/27/12 11:12 2 pgs
Fees:13.00 Taxes:676.60
20120627-0056282

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 182,865.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 June, 2012

Notary Public

My Commission Expires: 9/13/13
(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.
Andrew T PATTERSON SR 2613 Jordan Ridge Drive Nashville, TN 37218	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	058-09-0-A-284.00

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 **Andrew T Patterson Sr and Tierra M Patterson, 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, Tennessee, being Lot 284, on the Plan of Jordan's Ridge at Eaton's Creek, Phase 11, as shown on the plan of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument No. 20120126-0007530, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes for the year 2012 and subsequent years, a lien which 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.

b. All matters on the Plan of Jordan Ridge at Eaton's Creek of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee.

c. Terms, Provisions, Covenants, Conditions, Restrictions, Easements, Charges, Assessments and Liens provided in the Declaration of Covenants, Conditions and Restrictions of Creekside Trails, also known as Jordan's Ridge at Eaton's Creek of record in Instrument No. 20000915-0092002; Supplement amendment in Instrument # 20011025-0117168 and Second Supplement amendment in Instrument #20020828-0103983; Third Supplement amendment In Instrument #20041229-0153372; Fourth Supplement amendment in Instrument # 20061120-0143523; Fifth Supplement amendment in Instrument #20061120-0143524; Sixth Supplement amendment in Instrument No. 20070905-0106402, Instrument #20110216-0013313, Register's Office for Davidson County.

d. Easement for sanitary sewers and/or storm drainage of record in Book 8326, page 230, said Register's Office.

e. Easements for water mains and appurtenances of record in Book 6255, page 578, said Register's Office.

f. Agreement for Rights and Obligations of record in instrument No. 20041229-0153373 said Register's Office.

g. Sanitary Sewer Easement of record in Record Book 5300, page 903, Record Book 6186, page 235, Record Book 7170, page 775 and Record Book 7170, page 778 Register's Office for Davidson County, Tennessee.

h. Subject to Storm Water Detention Agreements of record in Instrument No. 20060126-0009689 and Instrument No. 20070112-0005338 Register's Office for Davidson County, Tennessee.

i. Subject to HOA Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

j. Subject to the lien for special assessments as contained in the DCCR's/Master Deed..

k. Subject to the rights of others in and to the common areas and/or elements.

l. All other Easements and restrictions of Record.

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: **2613 Jordan Ridge Drive, Lot 284 Eatons Creek, Nashville, TN 37218**

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 22 day of June, 2012.

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

BY: Farrah Burgett
Farrah Burgett, Appointed Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Farrah Burgett, Appointed Secretary, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Appointed 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 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 Farrah Burgett, as such, Appointed Secretary, and attesting the same of the corporation, by the said Farrah Burgett, Appointed Secretary

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 26 day of June, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11/15/15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY