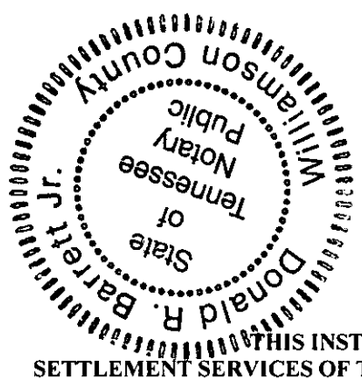
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 August, 2012

Notary Public

My Commission Expires: 9/28/13
(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.
Patrick O'LEARY and Samantha O'LEARY 4008 Alicia Lane Antioch, TN 37013	NVR Mortgage Finance, Inc. 93 Seaboard Lane, Suite 201 Brentwood, TN 37027	150-06-0-A-15.00CO

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 **Samantha O'LEARY and Patrick O'LEARY, wife and husband**, 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. 15 on the Plan of The Parks at Priest Lake, Subdivision Phase Two as shown on the final plat of record in Instrument No. 20100924-0076273, as corrected in Instrument No. 20101109-0089918 Register's Office for Davidson County, Tennessee, to which plan 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 Umbrella Investment Corporation, of record in Instrument No. 20120518-0043070, 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. Said taxes have been prorated between the parties as of the date of closing, with Grantor paying his prorate part hereof to Grantee, who will be responsible for payment of said taxes when they become due and payable..

b. All matters appearing on the Plan of record in Instrument No. 20100924-0076273, corrected in Instrument No. 20101109-0089918, of the Davidson County Register's Office.

c. Restrictions of record in Instrument No. 20090929-0090300, amended in Instrument No. 20091216-0114551 Register's Office for Davidson County.

d. Easement to Gulf Interstate Gas Co. of record in Book 2242 page 241 of the Register's Office.

e. 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.

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

g. 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.

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

i. All Matters of recorded in Instrument No. 20090910-0084797, said Register Office.

j. Quitclaim Deed of common areas to HOA of record in Instrument No. 20100305-0017338, said Register Office.

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

l. Subject to lien for special assessment contained in DCCR's/Master Deed

m. 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: **4008 Alicia Lane, Lot 15 Parks At Priest Lake, Antioch, TN 37013**

BILL GARRETT, Davidson County
Trans:T20120058803 DEEDWARRSP
Recvd: 08/08/12 12:24 2 pgs
Fees:13.00 Taxes:725.20
20120808-0070726

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 6 day of August, 2012.

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

BY: _____
Kent Eshleman, Appointed 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 Eshleman, Appointed 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 he 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 Eshleman, as such, Appointed Vice-President, and attesting the same of the corporation, by the said Kent Eshleman,, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 6 day of August, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY