BILL GARRETT, Davidson County
Trans:T20120065418 DEEDWARRSP
Recvd: 08/31/12 10:00 2 pgs
Fees:13.00 Taxes:590.71

20120831-0078820

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 August, 2012

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEBOARD LANE, SUITE 201
BRENTWOOD, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Scott L. FISHER and Chelsea L. FISHER 1852 Cottage Grove Way Antioch, TN 37013	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	173-05-0-B-17.00CO

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 **Scott L. FISHER and Chelsea L. FISHER, 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 No. 17 on the plan of Cottage Grove as shown on the plan 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 the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn Contractors, Inc., of record in Instrument No. 20120615-0052876, 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. Plan of Record in Instrument No. 20100406-0025553 Register's Office for Davidson County.

c. Restrictions of record in Instrument number 20091215-0114265, Register's Office for Davidson County, Tennessee.

d. Easements of record in Book 6200 page 290, Register's Office for Davidson County, Tennessee.

e. Storm Water Detention Agreement recorded in Instrument Number 20070423-0047753, said Register's Office.

f. Right of Way Agreement recorded in Book 5215 page 482 and Book 5385 page 986, said Register's Office.

g. Subject to lien for special assessments as contained in the restrictions.

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

i. All other Easement 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: **1852 Cottage Grove Way, Lot 17 Cottage Grove, Antioch, TN 37013**

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 29 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 29 day of August, 2012.

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY