WARRANTY DEED



STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th September, 2012

Notary Public

My Commission Expires: 11-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 591-1156
LT3195

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR Inc., T/A Fox Ridge Homes 93 Seaboard Lane Brentwood, TN 37027	SAME	058-09-0-A-322.00CO

Davidson County DEEDWARR
Recvd: 09/14/12 14:10 6 pgs
Fees:33.00 Taxes:124.32
20120914-0083706

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, **TENN. CONTRACTORS, INC.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES**, 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. 246, on the Plan of Jordan Ridge at Eaton's Creek, Phase 8, of record in Instrument Number 20120629-0057088, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being part of the property conveyed to Tenn. Contractors, Inc., a Tennessee Corporation by deed from Eaton's Creek Park Real Estate Investors Fund, LLC, a Tennessee limited liability company, a/k/a Eaton's Creek Real Estate Investors Fund LLC, of record as Instrument Number 20041229-0153374, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to:

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

All matters on the Plan of Jordan Ridge at Eaton's Creek Phase 8 of record in Instrument No. 20120629-0057088, Register's Office for Davidson County, Tennessee.

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 and supplemental amendment in Instrument No. 20011025-0117168 and second supplemental amendment of record at Instrument No. 20020828-0103983 and third supplemental amendment of record in Instrument No. 20041229-0153372 and Fourth supplemental amendment of record in Instrument No. 20061120-0143523 and Fifth supplemental amendment of record in Instrument No. 20061120-0143524 and Sixth supplemental amendment of record in Instrument No. 20070905-0106402 and Seventh supplemental amendment of record in Instrument No. 20110216-0013313, Register's Office for Davidson County, Tennessee.

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

Temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee Docket No. 90C-3345.

Easements for water mains and appurtenances of record in Book 6255, page 578 Register's Office for Davidson County, Tennessee.

Agreement for Rights and Obligations of record at Instrument No. 20041229-0153373 Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreements of record in Instrument No. 20060126-0009689, 20070112-0005338, 20001011-0100954 and 20031010-0150887, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee.

Rights of others in and to the use of the common areas.

Lien for Special assessments contained in the DCCR's/Master Deed.
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: (X)
This is improved: ( ) property, known as: **EATONS CREEK LOT(S) 246, Ph. 8, 736 Cato Ridge Lane, Davidson County, TN.**

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR HANDS this 5th day of September, 2012.

Tenn. Contractors, Inc.

John D. Ring
President

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared John D. Ring, with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the President of Tenn. Contractors, Inc., and that he as such President, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 5th day of September, 2012.

Lauren Griffin
Notary Public

My commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF CONTRACTORS, SUBCONTRACTORS, AND MATERIALMEN
(Final Affidavit)

STATE OF: Tennessee

COUNTY OF: Williamson

On this 5th day of September 2012, before me the undersigned, a Notary Public in and for the aforesaid jurisdiction, personally appeared John Ring (Name), Pres (Title) of **Tenn. Contractors, Inc.**, affiant, who being duly sworn under oath, deposes and affirms that he/she is authorized to make oaths on behalf of **Tenn. Contractors, Inc.**, and accordingly does affirm the following:

Attached here to is a completed **AFFIDAVIT OF CONTRACTORS, SUBCONTRACTORS, AND MATERIALMEN** dated the 20th Day of January, 2012. The information contained therein is hereby verified without change, and (initial as appropriate):

[JC] There are no names, service/material/labor provided, and phone numbers to be added, or

[ ] The following is a verified list of names, service/material/labor provided, and phone numbers of all additional contractors, subcontractors and materialmen who have performed work or provided materials on the real estate:

NAME	SERVICE/MATERIAL/LABOR PROVIDED	PHONE #
1.		
2.		
3.		
4.		
5.		

John Ring
Signature

SUBSCRIBED AND SWORN to before me, this 5th day of September, 2012.

Lauren Griffin
Notary Public

My Commission Expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subdivision: Jordan Ridge at Eaton's Creek
Community Designator: EP

AFFIDAVIT OF CONTRACTORS, SUBCONTRACTORS, AND MATERIALMEN

STATE OF: Tennessee
COUNTY OF: Williamson

On this 20th day of January, 2012, before me the undersigned, a Notary Public in and for the aforesaid jurisdiction, personally appeared John Ring (name), President (title) of Tenn. Contractors. Inc., affiant, who being duly sworn under oath, deposes and affirms that he/she is authorized to make oaths on behalf of Tenn. Contractors. Inc. and accordingly does affirm the following:

The following is a verified list of names and addresses of all contractors, subcontractors and materialmen who have performed work or provided materials on the real estate described as:

Land in Davidson County, TN, being Lot Nos. 239-256 on the FUTURE Plan of Jordan Ridge at Eaton's Creek, Phase 8 to be recorded in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

NAME	SERVICE/MATERIAL/LABOR PROVIDED	PHONE #
1. *SEE EXHIBIT A		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

John Ring
Signature

SUBSCRIBED AND SWORN to before me, this 20th day of January, 2012.

Marcy L Eibel
Notary Public

MARCY L. EIBEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-29-14

Subdivision: Jordan Ridge at Eaton's Creek
Community Designator: EP

TENN. CONTRACTORS, INC.
JORDAN RIDGE
VENDOR LIST

Vendor	Address	City & State	Phone	DESCRIPTION
ANDERSON , DELK, EPPS & ASSOCIATES, INC.	616 GRASSMERE PARK DRIVE, STE 4	NASHVILLE, TN 37211	615-331-0809	ENGINEERING
JAJ EXCAVATING	1004 NICHOLS CIRCLE	GALLATIN, TN 37066	615-417-4848	GRADING
JOHN BOUCHARD	1024 HARRISON STREET	NASHVILLE, TN 37203	615-256-0112	CASTINGS
R & C CONSTRUCTION CO., INC.	P. O. BOX 70	GLADEVILLE, TN 37071-0070	615-449-3540	BLASTING
REOSTONE, LLC	P O BOX 440503	NASHVILLE TN 37244-0503	615-356-2123	STONE
ROY T. GOODWIN CONTRACTORS, INC.	1410 Third Ave. North	Nashville, Tn. 37208	615-242-5448	CONCRETE
SANI TECH JETVAC SERVICES, LLC	P O BOX 40348	NASHVILLE, TN 37204	615-843-6628	INSPECTION
SIERRA CONSTRUCTION	321 BILLINGSLY COURT, STE 3	FRANKLIN, TN 37067	615-599-0764	LABOR
SUPERIOR SEED & SUPPLY, CO.	P O BOX 120035	NASHVILLE TN 37212	615-244-2400	EROSION CONTROL
TENNESSEE VALLEY PAVING	135 OLD CARTERS CREEK PIKE	FRANKLIN, TN 37064	615-794-2351	PAVING
THORNTON & ASSOCIATES	1205 S. GRAYCROFT AVE.	MADISON, TN 37115	615/865-1913	ENGINEERING
TRI-STAR ENERGY, LLC	PO BOX 282249	NASHVILLE, TN 37228-8513	615-313-3600	FUEL
VOLUNTEER UTILITY	P O BOX 398	MT. JULIET, TN 37121	615-758-0495	MATERIALS
WILLIAMSON PIPE COMPANY	P.O. BOX 992	FRANKLIN, TN 37065-0992	615-794-2823	PIPE



True Copy Certification

I, STACY HAWKEY, 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 VIRGINIA

County of FAIRFAX

Personally appeared before me, AMY BRADFIELD, a notary public for this county and state, STACY HAWKEY 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: 9/30/2013
Notary' Seal (if on paper)

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2013