BILL GARRETT, Davidson County
Trans:T20120073420 DEEDWARRSP
Recvd: 09/28/12 10:40 3 pgs
Fees:18.00 Taxes:634.44

20120928-0088508

SPECIAL WARRANTY DEED

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 171,470.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th September, 2012

Notary Public

My Commission Expires: 11/10/13
(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.
Arthur PENNY and Sally PENNY 100 Gupton Court Nashville, TN 37218	NVR Mortgage Finance, Inc. 121 Hillpointe Dr., Suite 100 Canonsburg, PA 15317	058-09-0-A-152.00CO

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 **Arthur PENNY and Sally PENNY, 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 144, as shown on the Plan of Jordan's Ridge at Eaton's Creek, Phase 6 as shown on the plan of record in Instrument No. 20061121-0144757 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Tenn. Contractors, Inc., of record in Instrument No. 20120711-0061005, 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 Phase 6 of record in Instrument No. 20061121-0144757, 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 of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983; Third Supplement amendment of record in Instrument No. 20041229-0153372; Fourth Supplement amendment recorded in Instrument No. 20061120-0143523; Fifth Supplement amendment recorded in Instrument No. 20061120-0143524; Sixth Supplement amendment recorded in Instrument No. 20070905-0106402, Register's Office for Davidson County.

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

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

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

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

h. 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.

i. 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.

j. 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.

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

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

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: **100 Gupton Court, Lot 144 Eaton's 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 26th day of September, 2012.

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

BY: _____
David Vitek, 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 David Vitek, Appointed Vice-President 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 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 David Vitek, ,as such, Appointed Vice-President, and attesting the same of the corporation, by the said David Vitek, Appointed Vice-President

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

Lauren Griffin
NOTARY PUBLIC

My Commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY