BILL GARRETT, Davidson County
Trans:T20130059579 DEEDWARRSP
Recvd: 07/12/13 13:14 3 pgs
Fees:18.00 Taxes:800.66
20130712-0072339

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,395.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 July, 2013

Notary Public

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

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

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.
Julie HARDY 620 Cato Ridge Lane Nashville, TN 37218	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Canonsburg, PA 15317	058-09-0-A-318.00CO

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 **Julie HARDY, unmarried**, 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 242, on the Plan of Jordan Ridge at Eaton's Creek Phase 8, as shown on the plan of record in Instrument No. 20120629-0057088, 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 xx, of record in Instrument No. xx, Register's Office for xx County, Tennessee.

This conveyance is made subject to:

AS TO PHASES 1 through 3

a. Taxes for the year 2003 and subsequent years, a lien which are not yet due and payable.

b. All matters on the Plan of Creekside Trail, Phase 1 of record in Instrument #20001026-0106269 and as amended by Instrument No. 20021210-0152343, and on Plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee.

c. Restrictive covenants contained in an instrument 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, Register's Office for Davidson County, Tennessee.

d. Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, page 86, Register's Office for Davidson County, Tennessee.

e. Subject to Charter of Eaton's Creek Park Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.

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

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

h. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, Register's Office for Davidson County, Tennessee.

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

j. Subject to the flow of Eaton's Creek and branches thereof.

k. No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

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

AS TO PHASE 4

a. Taxes for the year 2005 and subsequent years, a lien which are not yet due and payable.

b. All matters on the Plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office for Davidson County, Tennessee.

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

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

e. Subject to the flow of Eaton's Creek and branches thereof.

f. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

g. No insurance is offered those portions of the premises enclosed within the bounds of Eaton's Creek Road.

h. Subject to flow of any streams on and across subject property.

i. Restrictive covenants contained in an instrument 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, 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 Book 10871, Page 532, and Instrument No. 20011126-0128291 Register's Office for Davidson County, Tennessee.

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

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

m. Subject to Storm Water Detention Agreement of record as Instrument No. 20001011-0100954, and Instrument No. 20031010-0150887 Register's Office for Davidson County, Tennessee.

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: **620 Cato Ridge Lane, Lot 242 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 10 day of July, 2013.

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 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 corporation, by the said Kent Eshleman, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 10 day of July, 2013.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11-15-15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY