SPECIAL WARRANTY DEED



STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 September, 2013

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, TENNESSEE 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Robert T RETERSDORF and Madelyn E RETERSDORF 313 Parmley Lane Nashville, TN 37207	Owner 1703 Dublin Court Spring Hill, TN 37174	049-00-0-185.00

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 **Robert T RETERSDORF and Madelyn E RETERSDORF, 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. 3 on the Plan of Parmley Cove, Phase One, as shown by plat of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee to which plan reference is hereby made fore a more complete 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. 20130524-0053109, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2013, 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. Plan of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee

c. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's office for Davidson County, Tennessee.

d. Anchor Easement of record in Book 5596, page 797 Register's office for Davidson County, Tennessee.

e. Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355 Register's office for Davidson County, Tennessee.

f. 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: **313 Parmley Lane, Lot 3 Parmley Cove, Nashville, TN 37207**

BILL GARRETT, Davidson County
Trans:T20130078213 DEEDWARRSP
Recvd: 09/10/13 09:52 2 pgs
Fees:13.00 Taxes:813.96
20130910-0095348

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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 6th day of September, 2013.

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

BY: _____

Scott Shelton, Regional Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Scott Shelton, Regional Manager with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be appointed Regional Manager, respectively of NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, the within named bargainor, and corporation, and that he as such Regional Manager, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Scott Shelton, as such, Regional Manager, and attesting the same corporation, by the said Scott Shelton, Regional Manager.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 6th day of September, 2013.

_____

NOTARY PUBLIC

My Commission expires: 11.15.15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY