Davidson County DEEDWARR
Recvd: 12/27/13 16:24 3 pgs
Fees:18.00 Taxes:235.88
20131227-0130511

WARRANTY DEED

STATE OF TENNESSEE
County of Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th December, 2013

Karen E Segraves
Notary Public

My Commission Expires: My Commission Expires: January 28, 2015
(AFFIX SEAL)

KAREN E. SEGRAVES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156
LT3521

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes 93 Seaboard Lane, Suite 201 Brentwood, TN 37027	SAME	181-10-0-A-289.00

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, **Investment Properties, LLC a Tennessee Limited Liability Company**, 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.1017 on the Plan of Autumn Oaks Subdivision, Phase 10A of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Investment Properties, LLC by Deed from Nashoak, LLC, of record in Instrument No. 20121106-0102427 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. All taxes have been prorated between Grantor and Grantee.

b. All matters appearing on the Plan of record in Instrument No. 20130812-0084048 Register's Office.

c. Storm water detention agreement of record in Instrument No. 20040128-0010895 and 20050222-0018903, said Register's Office.

d. Ingress & Egress to Cemetery of record in Book 261, Page 284 and Book 6704, Page 397, said Register's Office.

e. Easement to Columbia Gulf Transmission Company of record in Book 4240, page 667, as partially released in Book 2245, page 271, said Register's Office.

f. Water Line Easement of record in Book 3376, Page 239, said Register's Office.

g. Easement to use spring of record in Book 475, Page 547, said Register's Office.

h. Sanitary Sewer Easement of record in Book 7515, Page 298, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799, said Register's Office.

i. PUD Boundary of record in Plat Book 6900, Page 786, said Register's Office.

j. Charter for HOA of record in Instrument No. 20010912-0099442, said Register's Office.

k. Restrictions of record in Book 6968, Page 30, Book 6704, Page 397 & Book 6704, Page 405, said Register's Office.

l. Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20010912-0099443, 20030513-0064238, 20101206-0096935 & 20100414-0028160, said Register's.

m. Subject to rights of others in and to the common areas and/or elements of Autumn Oaks Subdivision.

n. Subject to lien for special assessments as set out in the restrictions.

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: **AUTUMN OAKS LOT(S) 1017, Phase 10A, 7836 Oakfield Grove, , TN Davidson County, Tennessee**

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 26th day of December, 2013.

Investment Properties, LLC

By: J. Kevin Hyneman
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF Shelby

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared J. Kevin Hyneman with whom I am personally acquainted and who upon their oath(s) acknowledged himself to be the Sole Member of Investment Properties, LLC, and that he as such Sole Member, 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 such Sole Member of Investment Properties, LLC.

Witness my hand and official seal at office in Franklin, Tennessee on this the 26th day of December, 2013.

KAREN E. SEGRAVES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Karen E. Segraves
Notary Public

My commission expires: My Commission Expires January 28, 2015

True Copy Certification

I, Kristen Crowder, 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.

Kristen Crowder
Signature

State of Virginia

County of Fairfax

Personally appeared before me, Sopahdy Welch a notary public for this county and state, Kristen Crowder who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sopahdy Welch
Notary's Signature

My Commission Expires: 3/31/2014
Notary' Seal (if on paper)

Sopahdy Welch
NOTARY PUBLIC 7370062
Commonwealth of Virginia
My Commission Expires
March 31, 2014