File No.

SPECIAL WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/6/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064
LT3540

Davidson County DEEDWARRSP
Recvd: 01/24/14 16:01 3 pgs
Fees:18.00 Taxes:155.40
20140124-0006989

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NVR, Inc., t/a Fox Ridge Homes	Owner	
(NAME)	(NAME)	049-10-0-A-095.00
93 Seaboard Lane, Suite 201		
(ADRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Tenn. Contractors, Inc., a Tennessee corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc., t/a Fox Ridge Homes, a Virginia Corporation**, hereinafter called the **Grantee**, its successors 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. 95 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 part of the same property conveyed to Tenn. Contractors, Inc. by deed from Pinnacle National Bank of record in Instrument No. 20101209-0098284 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Instrument No. 20130417-0038081 Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's office for Davidson County, Tennessee.
Anchor Easement of record in Book 5596, page 797 Register's office for Davidson County, Tennessee.
Charter for HOA in Instrument No. 20130925-0100548 Register's office for Davidson County, Tennessee.
Storm Water Maintenance Agreement in Instrument No. 20110308-0018355 Register's office for Davidson County, Tennessee.
Taxes for the year(s) 2013, and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lot 95 Parmley Cove, Parmley Lane, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, Its successors and assigns forever; and we do covenant with the said **GRANTEE** 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 **GRANTEE**, Its successors and assigns, against the lawful claims of all persons claiming by or through **GRANTOR** but non other. 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 24 day of January, 2014.

Tenn. Contractors, Inc.

By: John D. Ring
John D. Ring
Its: President

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Ring, with whom I am personally acquainted, and who proved himself to be the President of Tenn. Contractors, Inc., a Tennessee corporation, the bargainer, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24 day of January, 2014.

Commission expires: 11/6/17

Elizabeth Clark
Notary Public

ELIZABETH CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Sopahdy Welch, 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, Katherine A. Krafty a notary public for this county and state, Sopahdy Welch 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: 1/31/2015
Notary' Seal (if on paper)

Katherine A Krafty
Commonwealth of Virginia
Notary Public
Commission No. 7511233
My Commission Expires 1/31/2015