Davidson County DEEDWARR
Recvd: 03/13/14 08:36 4 pgs
Fees:23.00 Taxes:976.74
**20140313-0020886**

# WARRANTY DEED

**STATE OF TENNESSEE**
**County of Davidson**
**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 263,985.00**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE** 11th day of March, 2014

**Notary Public**

**My Commission Expires:** 12-27-15
**(AFFIX SEAL)**

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON 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.** |
|---|---|---|
| Juan C. GARCIA<br>7824 Oakfield Grove<br>Brentwood, TN 37027 | Peoples Home Equity<br>1804 Williamson Ct<br>Brentwood, TN 37027 | 181100A28700CO |

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 **Juan C. GARCIA and Diana D. Garcia, 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. 1014 on the Plan of Autumn Oaks Subdivision, Phase 10A as shown on the plan of record in Instrument No. 20130812-0084048, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to NVR, Inc., t/a Fox Ridge Homes, by deed from Investment Properties, LLC, of record in Instrument No. 20131219-0128471, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Davidson County taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of the closing, with Grantor paying his prorata part thereof to Grantee, who will be responsible for payment of said taxes when they become due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20130814-0084048 Register's Office.

c. Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20010912-0099443, as amended by Instrument Number 20030513-0064238 , 20101206-0096935 and 20100414-0028160 Register's Office for Davidson County, Tennessee.

d. Restrictive covenants of record in Book 6968, Page 30, Book 6704, page 397 and Book 6704, page 405 Register's office for Davidson County, Tennessee.

e. Storm Water Detention Agreement of record in Instrument No. 20040128-0010895 and 20050222-0018903 Register's Office for Davidson County, Tennessee.

f. Easement to use spring of record in Book 475, page 547 Register's Office for Davidson County, Tennessee.

g. Water Line Easement of record in Book 3376, page 239 Register's Office for Davidson County, Tennessee.

h. Easement to Columbia Gulf Transmission Co., of record in Book 4240, page 667 Register's Office for Davidson County, Tennessee.

i. Ingress/Egress Easement to Cemetery of record in Book 261, page 284 and Book 6704, page 397 Register's Office for Davidson County, Tennessee.

j. Sanitary Sewer Easement of record in Record Book 7515, page 298, Book 9343, page 196 and Book 9343, page 199 Register's Office for Davidson County, Tennessee.

k. PUD Boundary in Plat Book 6900, page 786 Register's Office for Davidson County, Tennessee.

l. Charter of HOA of record in Instrument No. 20010912-0099442 Register's Office for Davidson County, Tennessee.

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: **7824 Oakfield Grove, Brentwood, TN 37027**

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 persons 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 MY HAND 10 day of March, 2014.

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

BY: _____

Teresa Safer, Appointed Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 10 day of March, 2014.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.15.15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).