BILL GARRETT, Davidson County
Trans:T20140044096 DEEDWARRSP
Recvd: 06/23/14 08:45 3 pgs
Fees:18.00 Taxes:942.68

20140623-0054311

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,778.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2014

Notary Public

My Commission Expires: 11/15/17

(AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, 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.
Colby K Collier 2536 Janalyn Trace Hermitage, TN 37076	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 109040A05800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Colby K Collier and Mandi Collier, 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. 20 on the Plan of First Revision, Final Plat, Cluster Lot Subdivision, Towering Oaks, Phase Two as shown on the plan of record in Instrument No. 20120927-0088095 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 NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed from Tenn. Contractors, Inc., of record in Instrument No. 20140325-0024255 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes for the year 2014, and subsequent years, 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. Plan of record in Instrument No. 20120927-0088095 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions for Towering Oaks Homeowners Association, Inc., of record in Instrument No. 20091215-0114266 Register's Office for Davidson County, Tennessee.

d. Easement Agreement and Restrictions as set forth in Instruments of record as Instrument No. 20010205-0010996; Instrument No. 20041026-0128530 and Instrument No. 20050615-0068192 Register's Office for Davidson County, Tennessee.

e. Storm Water Detention Agreement of record as Instrument No. 20070601-0065248 Register's Office for Davidson County, Tennessee.

f. Water (Riparian Rights) the rights of upper and lower riparian owners to the free and unobstructed flow of the water, any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams; riparian rights incident to premises; rights of upper and lower riparian owners in and to the waters of coring or adjoining the property, and the natural flow thereof, free from diminution or pollution.

g. Access Easement Agreement of record as Instrument No. 20050831-0104488 Register's Office for

Davidson County, Tennessee.

h. Subject to rights of others in and to common areas/elements.

i. Subject to lien for special assessment contained in DCCR's/Master Deed.

j. Subject to 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 ☑ property, known as: 2536 Janalyn Trace, Hermitage, TN 37076

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 19th day of June, 2014.

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

BY: _____

James Hosay, 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 James Hosay, 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 James Hosay, as such, Appointed Vice-President, and attesting the same corporation, by the said James Hosay, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 19th day of June, 2014.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.15.15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY