BILL GARRETT, Davidson County
Trans:T20150014532 DEEDWARRSP
Recvd: 02/27/15 13:34 3 pgs
Fees:18.00 Taxes:1120.69
20150227-0017181

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,890.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2015

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.
Michelle A Scott and Frederick David Scott 2533 Janalyn Trace Hermitage, TN 37076	Peoples Homes Equity 5205 Maryland Way #100 Brenwtood, TN 37027	Map/Parcel 109040A01900CO

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 **Michelle A Scott and Frederick David Scott, wife and husband,** 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. 43 on the Plan of Towering Oaks, Phase One of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed from Tenn. Contractors, Inc., dated October 20, 2014, of record in Instrument No. 20141020-0096568 Register's Office for Davidson County, Tennessee and further by Deed dated September 17, 2009, from Pinnacle National Bank, to Tenn. Contractors, Inc, a Tennessee corporation, of record in Instrument No. 20090917-0086947, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Taxes and assessments for the year 2015, and subsequent years, which are not yet due and payable. Said taxes have been prorated between the parties as of the day of closing with Grantor paying his prorate 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. 20071127-0137704 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. Access Easement Agreement of record as Instrument No. 20050831-0104488 Register's Office for Davidson County, Tennessee.

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

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

i. 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: 2533 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 25th day of Feb, 2015.

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 25th day of Feb, 2015.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.15.15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY