Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

**SPECIAL WARRANTY DEED**




STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,595.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2015.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

(AFFIX SEAL)

**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. |
|---|---|---|
| Martin E. Conway Jr. and Patricia G. Conway<br>538 Avondale Park Blvd.<br>Nashville, TN 37221 | New Owners | Map/Parcel 141050A64700CO |

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 **Martin E. Conway Jr. and Patricia G. Conway, 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. 647 on the Plan of Avondale Park, Phase 3, Section 1 of record in Instrument No. 20140728-0066971 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, by Deed from Avondale Residential Inc., of record in Instrument No. 20150112-0003221 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 141-05-0A-647.00-CO.

b. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office.

c. Matters shown on the Plan of record in Instrument No. 20140722-0064838, said Register's Office.

d. Matters shown on the Plan of record in Instrument No. 20140728-0066971, said Register's Office.

e. Easement granted to The Tennessee Electric Power Company of record in Book 787, page 7, said Register's Office.

f. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

g. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071002-0117293, and 20141202-0110280 said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150051418 DEEDWARRSP
Recvd: 06/26/15 10:49 3 pgs
Fees:18.00 Taxes:1053.00
20150626-0061635

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: 538 Avondale Park Blvd., Nashville, TN 37221

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 24 day of June, 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 24 day of June, 2015.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.15.15

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY