BILL GARRETT, Davidson County
Trans:T20150078273 DEEDWARRSP
Recvd: 09/15/15 11:01 3 pgs
Fees:18.00 Taxes:865.80

20150915-0093461

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2015

LAUREN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 11.15.15

(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.
Jeffrey A Lalonde and Ivy M Lalonde 4272 Sandstone Drive Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 164100A25800CO

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 **Jeffrey A Lalonde and Ivy M Lalonde, 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. 113 on the Plan of Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes by Deed from REO Funding Solutions IV, LLC, a Georgia limited liability company, of record in Instrument No. 20150520-0046718 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes for the year 2015, and subsequent years, not yet due and payable. Said taxes have been prorated between the parties as of the date of the 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. 20051103-0133115, Register's Office for Davidson County, Tennessee.

c. Charter of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 660 and amended in Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

d. Subject to Easement of record in Book 1141, page 327, Register's Office for Davidson County, Tennessee.

e. Stormwater Detention Agreement of record in Instrument No. 20050329-0033458 and Instrument No. 200001130004777, Register's Office for Davidson County, Tennessee.

f. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 199912160303934 and Instrument No. 200008090079074, Register's Office for Davidson County, Tennessee.

g. Restrictive Covenants and Homeowners' Association Applying to the Subdivision Named Summerfield of record in Book 11588, page 484 and amended in Book 11669, page 376; Instrument No. 20010308-0021946; Instrument No. 20010504-0046260; Instrument No. 20030527-0071168; Instrument

No. 20051103-0133360; Instrument No. 20050317-0029621; Instrument No. 20060724-0089079; Instrument No. 20060724-0089080; Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, Register's Office for Davidson County, Tennessee.

h. By-Laws of Summerfield Homeowners' Association, Inc., of record in Book 11648, page 662 and amended in Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

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

j. Subject to lien for special assessments contained in DCCR's/Master Deed.

k. 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: 4272 Sandstone Drive, Antioch, TN 37013

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 11th day of September, 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 11th day of September, 2015.

Lauren Griffin

NOTARY PUBLIC

LAUREN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-15-15