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ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP –PARCEL NUMBER
Jean Gresta	NVR Mortgage Finance, Inc.	
	MAP/PARCEL	
1436 Scarcroft Lane	555 Southpointe Blvd.	41050A175.00C0
Nashville, TN 37221	Suite 300	
	Canonsburg, PA 15317	

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This Instrument Prepared By:
J. TODD FAULKNER, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
FROM INFORMATION BY OTHERS

BILL GARRETT, Davidson County
Trans:T20150094418 DEEDQC
Recvd: 11/05/15 11:46 3 pgs
Fees:17.00 Taxes:0.00
20151105-0112801

QUIT CLAIM DEED

For and in consideration of One and No/100 Dollars ($1.00) consideration, cash in hand paid, and other good and valuable consideration, Peter J. Gresta, by these presents, does hereby quitclaim and convey unto Jean M. Gresta, her successors and assigns, all right, title and interest owned by him in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Avondale Park, Phase 2, Section 4 of record in Instrument No. 20110208-0011100 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 Avondale Residential, Inc., of record in in Instrument No. 20140221-0015092 Register's Office for Davidson County, Tennessee.

Current Source of Title: 20140609-0049689

This conveyance is made subject to:

Special Exceptions:

a. Davidson County taxes for the yar 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 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 plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee.

c. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee.

d. Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee.

e. Transmission Line Easement recorded in Instrument No. 20060110-0003857 Register's Office for Davidson County, Tennessee.

f. Deed to USA recorded in Book 4118 Page 694 and in Book 4228 Page 635 Register's Office for Davidson County, Tennessee.

g. Order to TVA recorded in Book 4273 Page 280 Register's Office for Davidson County, Tennessee.

h. Easement to Harpeth Valley Utilities District recorded in Instrument No. 20040204-0013839; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641 Register's Office for Davidson County, Tennessee.

i. Storm Water Detention Agreement recorded in instrument No. 20080512-0055867 and Instrument No. 20090814-0076610 Register's Office for Davidson County, Tennessee.

j. Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 Register's Office for Davidson County, Tennessee

k. Subject of easement in Book 5738, page 819. Partial Abandonment of Easement in Instrument No. 20080826-0087638 Register's Office of Davidson County, Tennessee.

l. Subject to Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County, Tennessee.

m. Subject to Charter for Avondale Park Owner's Association, Inc. recorded in Instrument No. 20081203-0117350 Register's Office for Davidson County, Tennessee.

n. Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ezzell and wife, Fanny M. Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee.

o. Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.

p. Easement for water line granted by Rodgers Properties, Inc. (formerly J.M.R. Development Co.), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, page 832, Register's Office for Davidson County, Tennessee.

q. Easement for sewer line granted to Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee.

r. Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Small Cowden, of record in Book 1237, Page 674, Register's Office for Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee).

s. Subject to easements of record in Book 10748, page 876, Register's Office for Davidson County, Tennessee.

t. Subject to Riparian Rights claimed or asserted by surrounding land owners and the State of Tennessee.

u. A portion of the overall Property is within the 100-year flood plain as shown in the overall boundary lay-out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

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

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

x. All other easements and restrictions of record.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 23 day of OCT, 2015.

Peter J. Gresta

Peter J. Gresta

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater of this transfer is $ -0-.
Subscribed and sworn to me this _____ day of _____, 2015.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Affiant
Subscribed and sworn before me this the
5 Day of November, 2015.
, Deputy Register

_____
Name of person getting property)

_____
NOTARY PUBLIC

My Commission Expires:_____

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STATE OF NEW YORK)
COUNTY OF Westchester)

Personally appeared before me, Corey A Anthony, a Notary Public in and for said Country and State, the within named Peter J. Gresta, the bargainor, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained. NYS Drivers Lic 235781974

Witness my hand and official seal at 579 Graham Ave New York, this 23 day of October, 2015.

COREY A ANTHONY NOTARY PUBLIC Exp. December 12, 2015 DUTCHESS COUNTY No. 01AN6097084 STATE OF NEW YORK

_____
NOTARY PUBLIC

My Commission Expires: 12/12/15