BILL GARRETT, Davidson County
Trans:T20160001054 DEEDWARRSP
Recvd: 01/06/16 09:44 3 pgs
Fees:18.00 Taxes:1037.85

20160106-0001118

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00

Sara A Guerra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lauren Griffin
Notary Public

My Commission Expires: 11-20-19

(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.
Sara A Guerra 428 Parmley Lane Nashville, TN 37207	Origin Bank P O Box 12830 Jackson, MS 39236-2830	Map/Parcel 049100A04000CO

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 **Sara A Guerra and Robert H Guerra, 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. 40 on the Plan of Parmley Cove, Phase II, as shown by plat of record in Instrument No. 20150727-0073286 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, by Deed dated September 15, 2015 from Tenn. Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20150917-0094463 and by Deed dated December 6, 2010, from Pinnacle National Bank, a national banking association, to Tenn. Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20101209-0098284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Special Exceptions:

a. Taxes and assessments for the year 2015, which are a lien, now due and payable. Said taxes have been prorated between the parties as of the date of closing, with grantee paying his/her/their prorate part thereof to grantor, who will be responsible for payment of said taxes. Taxes and assessments for the year 2016, and subsequent years, which are not yet due and payable.
2016 County taxes are estimated at $2,868.11

b. All matters appearing on the plan of record in Instrument No. 20150727-0073286 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's Office for Davidson County, Tennessee.

d. Anchor Easement of record in Book 5596, page 797 Register's Office for Davidson County, Tennessee.

e. Charter for Parmley Cove Homeowners Association, Inc., of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee.

f. Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355 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. 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: 428 Parmley Lane, Nashville, TN 37207

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 31st day of December, 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 31st day of December, 2015.

Lauren Griffin

NOTARY PUBLIC

My Commission expires: 11.20.19

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY