WARRANTY DEED

STATE OF Tennessee
County of Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,355.10

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th February, 2016

Notary Public
My Commission Expires: May 30, 2017
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/16 14:44 6 pgs
Fees:33.00 Taxes:264.01
20160302-0020117

SONYA HAMPTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 93 SEABOARD LANE SUITE 201
BRENTWOOD, TENNESSEE 37027 (615) 377-6840
LT4209

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
NVR, Inc., a Virginia Corporation 93 Seaboard Lane, Suite 201 Brentwood, TN 37027	SAME	141-05-0-A-705.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Avondale Residential, Inc.**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation**, 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, TN being Lot No. 705 on the Plan of Avondale Park, Phase 3 Section 2 of record in Instrument No. 20151007-0102442 Register's Office for Davidson County, Tennessee to which reference is hereby made a more complete description.

Being Part of the same property conveyed to Avondale Residential, Inc. by Deed from Avondale Park Partnership recorded in Instrument No. 20131218-0127661 said Registers Office for Davidson County, Tennessee. .

This conveyance is made subject to:
Taxes for the year 2015 a lien not yet due and payable. Taxes have been prorated between grantor and grantee.

All matters appearing on subdivision plat of record in instrument Number 20151007-0102442 of said Registers Office.

Access Easement Agreement recorded in Instrument Number 20041207-0145662 said Registers Office.

Easement to Sprint Communications in 20140114-0003778

Transmission Line Easement recorded in Instrument Number 20060110-0003857 said Registers Office.

Deed to USA recorded in Record Book 4118 Page 694 and in Book 4228 Page 635

Order to TVA recorded in Record Book 4273 Page 280

Easement to Harpeth Valley Utilities District in 20040204-0013639, 20040204-0013640, 20080818-0084836 & 20040204-0013641

Storm Water Detention Agreement Recorded in Instrument Number 20060512-0055867 & 20090814-0076610

Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument Number 20071002-0117293 & 20141202-0110280.

Easement recorded in Book 5738 Page 819 and partial Abandonment of Easement in 20080826-0087638.

Permanent Easement Agreement recorded in Book 20090707-0063325.

All matters of record in Instrument No. 20140722-0064838

Easement to US Sprint Communications in 20140114-0003778

Charter for HOA recorded in Instrument No. 20081203-0117350.

Restrictions recorded in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791 and as further amended in Instrument No. 20101223-0102254.

Rights of others in and to common areas/elements.

Lien for special assessment contained in DCCR's/Master Deed.

Lack of direct access to Highway I-40 from the Property, such right a of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S. Cowden, to the State of Tennessee by a judgment, a certified copy of the which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0.67 acres was also granted therein to the State of Tennessee; and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register's Office for Davidson County, Tennessee.

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.

Right-of-way of all roads of the Nashville, Chattanooga & St. Louis Railway and spur tracks, if any, lying within the boundaries of the Property, including but not limited to, right-of-way having been granted by deed from S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of record in Book 341, page 277, Register's Office for Davidson County, Tennessee; by deed form S.F. Newsom to Nashville, Chattanooga & St. Louis Railway, of Record in Book 350, page 371, Register's Office for Davidson County, Tennessee; by deed from J.B. Ezzell and wife, Fanny M. Ezzell, to Nashville, Chattanooga & St. Louis Railway, of record in Book 362, Page 561, Register's office for Davidson County, Tennessee; and by deed from J.B. Ezzell and wife, Fanny Moran Ezzell, to Nashville, Chattanooga & St. Louis Railway, of recording Book 513, Page 396, Register's Office for Davidson County, Tennessee. Note that the latter deed included the grant to the Railway of perpetual right to lay and maintain a water pipe from the lot conveyed along the edge of Harpeth River in an easterly direction to a point above the mill dam for the purpose of securing water from the mill pond.

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 granted to the United States by John Smallman Cowden and wife, Ruby S. Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee.

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.

Easement for sewer line granted by 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.

Easement for access road granted by Roger N. Hutton to United States of America by instrument of record in Book 4116, Page 151, Register's Office for Davidson County, Tennessee.

Easement for water line granted by Roger N. Hutton to United States of America by judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee.

A 15 foot public roadway running parallel with the railroad right-of-way in the extreme eastern part of the Property comprising the tract of 38.71 acres conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office form Davidson County, Tennessee, which may be part of the property, is included in the description of such tract but expressly excluded from conveyance.

Subject to use as roadway of a strip of 15 feet wide along the southwesterly side of the Nashville, Chattanooga & St. Louis Railway right-of-way and along the west side of Lot No. 1 on the Plan of record in Book 1, Page 25, Register's Office form Davidson County, Tennessee, and subject to the use for roadway a strip 12 feet wide along the line between the Dower Tract and Lot 5 according to said Plan with 6 feet there of being on the east side of the line between said Dower Tract and Said Lot 5, and 6 feet thereof being on the west side of the line between said Dower Tract and said lot 5, all of said roadways having been established by decree entered in the Chancery Court of Davidson County, Tennessee, in the suit of R.P. Hutton et al. vs. J.B. Ezzell, docket Nos. 25,062 and 26,939 (references thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and in subsequent deeds).

Easement for water main across the Dower Tract, a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden , of record in Book 1237, Page 674, Register's Office from 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).

Advertising space lease of record in Book 4494, Page 882, Register's Office for Davidson County, Tennessee. (This leases was executed March 15, 1971, by Lineberger Development Co. to National Advertising Company, which lease contains an initial 10-year term and an extension on a year-to-year basis thereafter unless earlier terminated. No termination or extension documents appear of record.)

Oil and gas lease from John Smallman Cowden and wife, Ruby S. Cowden, to B.G. Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee. (The lease was for a term of 5 years and "as long thereafter as oil and gas or either is produced from said land by lessee. No termination or extension documents appear of record.)

Title to that portion of the Property embraced within the high and low watermark of the Big Harpeth River.

Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee.

Title to that portion of the Property embraced with the bounds of any roads or highways.

Lack of access to McCoy Land (Tract One).

That portion of the Property embraced within the bounds of any cemetery, with rights of ingress and egress thereto.

Right-of-way as shown on the Plat entitled Section 1 Harpeth 40 Mobile Home Park of record in Book 4300, Page 49, Register's Office for Davidson County, Tennessee.

Advertising space lease between Buck Allision, Inc., and The Lamar Corporation, of record in Book 6078, Page 619, Register's Office for Davidson County, Tennessee.

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

Memorandum of lease between Michael R. Allison and National Advertising Company, of record in Book 10023, Page 638, Register's Office for Davidson County, Tennessee.

Matters shown on the survey by Crawford Land Surveyors, P.C., dated September 7, 2004, and last revised December 3, 2004.

Declaration of Restrictive Covenants, of record as Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.

The following easement noted in the deed of record in Book 10748, Page 876, Register's Office for Davidson County, Tennessee:

(a) TVA easement for electrical power lines across property.
(b) Possible future flooding over a portion of the property.
(c) 12" Waterline easement over a portion of the property.
(d) 25' utility easement.
(e) Unrecorded ingress and egress easement.
(f) Ingress and egress easement from existing unrecorded easement for ingress and egress to Tract 8 from the southeasternmost point of said unrecorded easement.
(g) Electric service line easement.

Cemetery, with easement for ingress and egress.

Declaration of restrictive Covenants, of record as Instrument No. 20020821-0100879, Register's Office for Davidson County, Tennessee.

Contract between Louisville and Nashville Railroad Company and Joe M. Rogers, of record in Book 5348, Page 362, Register's Office for Davidson County, Tennessee, and assignment of contract between Joe m. Rogers and Buck Allison Incorporated, of record in Book 5902, Page 469, Register's Office for Davidson County, Tennessee.

Abstract of suit of record as Instrument No. 20021017-0127902, Register's Office for Davidson County, Tennessee.
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: (X)
This is improved: ( ) property, known as: **AVONDALE LOT(S) 705, 2044 Leeds Lane, Nashville, TN. Davidson County, Tennessee**

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR HANDS this 25th day of February, 2016.

Avondale Residential, Inc.

By:	R. Eric McGreevy
It's	Authorized Agent

R. Eric McGreevy

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared R. Eric McGreevy with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent of Avondale Residential, Inc., and that he as such Authorized Agent, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Authorized Agent of Avondale Residential, Inc.,

Witness my hand and official seal at office in Mt Juliet, Tennessee on this the 25th day of February, 2016.

Sonya Hampton
Notary Public

My commission expires: May 30, 2017

SONYA HAMPTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Avondale Residential, Inc.

By:	Michael Smith
It's	Secretary

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Smith with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary of Avondale Residential, Inc., and that he as such Secretary, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Secretary of Avondale Residential, Inc.,

Witness my hand and official seal at office in _____, Tennessee on this the_____ day of February, 2016.

_____
Notary Public

My commission expires: _____

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness OUR HANDS this 1 day of ~~February~~ March, 2016. EAB

Avondale Residential, Inc.

By:	
It's	Authorized Agent

_____

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Agent of Avondale Residential, Inc., and that he as such Authorized Agent, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Authorized Agent of Avondale Residential, Inc.,

Witness my hand and official seal at office in _____, Tennessee on this the_____ day of February, 2016.

_____
Notary Public

My commission expires: _____

Avondale Residential, Inc.

By:	Michael Smith
It's	Secretary

Michael Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Michael Smith with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary of Avondale Residential, Inc., and that he as such Secretary, being authorized so to do executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as such Secretary of Avondale Residential, Inc.,

Witness my hand and official seal at office in Brentwood, Tennessee on this the 1 day of ~~February~~ March, 2016.

Elizabeth Clark
Notary Public

My commission expires: 11/6/17

ELIZABETH CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Michelle M. Nungesser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia
County of Fairfax

Personally appeared before me, Jaclyne Cecile Denis, a notary public for this County and State, Michelle M. Nungesser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/31/19
Notary' Seal (if on paper)

Jaclyne Cecile Denis
NOTARY PUBLIC 7649330
Commonwealth of Virginia
My Commission Expires
July 31, 2019