Davidson County DEEDWARRSP
Recvd: 04/07/16 14:23 3 pgs
Fees:18.00 Taxes:1369.00
20160407-0033524

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 April, 2016

Notary Public

My Commission Expires: 11.20.19
(AFFIX SEAL)

LAUREN GRIFFIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SETTLEMENT SERVICES OF NASHVILLE, LLC, 93 SEABOARD LANE, SUITE 201
BRENTWOOD, TN 37027 (615) 377-6840
LT4276

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	50-2-A-61.00CO, 50-2-A-63.00CO, 50-2-A-64.00CO, 50-2-A-68.00CO, 50-2-A-69.00CO, 50-2-A-71.00CO, 50-2-A-72.00CO, 50-2-A-53.00CO, 50-2-A-73.00CO, 50-2-A-74.00CO

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, **Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and Tenn. Contractors, Inc. a Tennessee corporation, fee simple title holders** hereinafter called Grantor has bargained and sold, and by these presents does transfer and convey unto **NVR, Inc. a Virginia Corporation**, hereinafter called Grantee, its successors and/or 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. 53, 68, 69, 61, 63, 64, 71, 72, 73, and 74 on the Plan of Belle Arbor PUD Phase 1 as shown on the plan of record in Instrument No. 20091221-0115842 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being a part of the same property conveyed to Eatherly/Ring Joint Venture by deed dated June 30, 2010 recorded in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee (As to lots 61, 63, 64, 68, 69, 71 & 72)

Being a part of the same property conveyed to Eatherly/Ring Joint Venture by Quitclaim Deed dated 4/1/2016 recorded in Instrument No. 20160407-0033481 Register's Office for Davidson County, Tennessee (As to lots 53, 73 & 74)

This conveyance is made subject to:

a. Taxes for the year 2016 are a lien not yet due or payable. Taxes have been prorated between Grantor and Grantee.

b. Plan of record in Instrument No. 20091221-0115842 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants and Restrictions of record at Instrument No. 20100203-0008782 corrected at Instrument No. 20160225-0018112 Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052 & 20100903-0070291 Register's Office for Davidson County, Tennessee.

e. Subject to a 20 foot Sewer Easement of record in Book 6181, page 43, Register's Office for Davidson County, Tennessee along the southeasterly corner of the said property.

f. Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

g. Sewer and Drainage Easement to Metro Government in Instrument No. 20160128-0008261, 20160128-0008211 and 20160127-0007948 Register's Office for Davidson County, Tennessee.

h. Greenbelt Application of record in Instrument No. 20140722-0065105 and 20140722-0065104

i. Rights of others in and to common areas/elements.

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: **BELLE ARBOR LOT(S)53, 68, 69, 61, 63, 64, 71, 72, 73, 74 PH. 1, 3762,3763,3759,3771,3775,3779,3783,3774,3766 Willow Creek Rd,1828 Belle Arbor Dr, , 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 persons claiming by, through or under said **GRANTOR**, but not otherwise.

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 5 day of April, 2016.

Eatherly/Ring Joint Venture, a Tennessee Joint Venture comprised of J.D. Eatherly and Tenn. Contractors, Inc. a Tennessee corporation

By: Tenn. Contractors, Inc. a Tennessee Corporation
Its: Co- Manager

By: Tyler L. Ring, President

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler L. Ring, with whom I am personally acquainted, and who proved himself to be the President of Tenn. Contractors, Inc., a Tennessee corporation, Co-Manager of Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and Tenn. Contractors, Inc. a Tennessee corporation, the bargainer, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 5 day of April, 2016.

Notary Public

My commission expires: 11.20.19

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Sopahdy Welch, 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, Meredith White, a notary public for this county and state, Sopahdy Welch 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: 7-31-17
Notary' Seal (if on paper)

MEREDITH WHITE COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

Meredith White
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #254793
My Commission Expires
July 31, 2017