SPECIAL WARRANTY DEED

Davidson County	DEEDWARRSP
Recvd: 04/11/16 15:34	3 pgs
Fees:18.00 Taxes:114.70	
20160411-0034658	

STATE OF TN
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Judd Gilats
Vice President

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 April, 2016

Notary Public

My Commission Expires: 1.31.2020
(AFFIX SEAL)

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

THIS INSTRUMENT WAS PREPARED BY

NVR Settlement Services
3701 Pender Dr. Suite 300
Fairfax, VA 22030
LT4267

Address of New Owners as Follows:
NVR, Inc., a Virginia Corporation
93 Seaboard Lane, Suite 201
Brentwood, TN 37027

Send Tax Bills To:
SAME

Map Parcel No.
164-10-0-A-239.00

FOR and in CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REO Funding Solutions IV, LLC, a Georgia limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does transfer, sell and convey unto **NVR, Inc., a Virginia Corporation**, hereinafter called the **Grantee**, its successors 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. 94 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 a part of the same property conveyed to REO Funding Solutions IV, LLC by Deed from LPP Mortgage, LTD recorded in Instrument No. 20140106-0001071 said Registers Office for Davidson County, Tennessee

This conveyance is made subject to:

a. Taxes and assessments for the year 2016, and subsequent years, which are a lien and not yet due and payable.

b. All matters appearing on the Plan of record in Instrument No. 20051103-0133115 Register's Office.

c. Charter for HOA of record in Book 11648, Page 660, amended in Instrument No. 20010326-0028531, said Register's Office

d. Easement to BellSouth in Book 1141, Page 327, said Register's Office.

e. Storm water detention agreement of record in Instrument No. 20050329-0033458 and 200001130004777, said Register's Office.

f. Sewer Easement of record in Instrument No. 199912160303934 and in Instrument No. 200008090079074, said Register's Office.

g. Declaration of Covenants, Conditions and Restrictive of record in Book 10774, Page 945, amended and supplemented in Book 11588 Page 484, Book 11669 Page 376, and Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080, 20060724-0089081 and 20060921-0117120, said Register's.

h. By Laws of record in Record Book 11648, page 660 as amended in 20010326-0028531, Register's office

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

j. Subject to lien for special assessments as set out in the restrictions.

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: SUMMERFIELD LOT(S) 94, 4249 Sandstone Drive, , 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 **GRANTEE**, Its successors and assigns forever; and we do covenant with the said **GRANTEE** 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 **GRANTEE**, Its successors and assigns, against the lawful claims of all persons claiming by or through **GRANTOR** but non other. 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_____day of April, 2016.

REO Funding Solutions IV, LLC, a Georgia limited liability company

By: _____
Name: Judd Gilats
Title: Vice President

STATE OF MN

COUNTY OF Hennepin

Personally appeared before me, the undersigned Notary Public in and for said County and State, Judd Gilats (Name), with whom I am personally acquainted, and who proved himself/herself to be the VP (Title) of **REO Funding Solutions IV, LLC, a Georgia limited liability company**, the bargainer, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

_____
Notary Public

My commission expires: 1/31/2020

HANNAH MARIE PATZER
Notary Public - Notarial Seal
My Commission Expires
January 31, 2020

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 C. 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