Davidson County DEEDWARRSP
Recvd: 09/27/16 14:37 3 pgs
Fees:18.00 Taxes:165.39
20160927-0101942

SPECIAL WARRANTY DEED

STATE OF Virginia
County of FAIRFAX
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th September, 2016

Notary Public

My Commission Expires: 10-31-2017
(AFFIX SEAL)

LISA R. ROYSTER
NOTARY PUBLIC
REGISTRATION # 121296
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
10-31-2017

THIS INSTRUMENT WAS PREPARED BY

NVR Settlement Services
3701 Pender Dr. Suite 300
Fairfax, VA 22030
LT4531

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	174-11-0-A-530.00CO

FOR and in CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Land Development.Com, Inc.**, 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.101 on the Plan Cane Ridge Farms, Phase Three, Section One of record in Instrument No. 20070703-0079200 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 Land Development.Com, Inc. by Deed from Randall Clemons, Trustee Dated March 31st 2016, Recorded April 5th, 2016 in Instrument No. 20160405-0032520 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. 20070703-0079200 Register's Office.

c. Charter for HOA of record in Instrument Number 20010815-088360, said Register's Office

d. Detention Maintenance Agreement of record in Instrument No. 20050825-0101604 and 20070130-0012097, said Register's Office.

e. Easement to United Telephone Co. of record in Instrument 20020123-0009340 and 20060607-0067535, said Register's Office.

f. Quick Claim Deed of common areas to HOA or record in Instruments 20010815-0088361 and 20160614-0059957, said Register's Office

g. Utilities Easement of record in Book 5078, Page 476, said Register's Office.

h. Transmission Line Easement of record in Book 4420, Page 36 and in Book 4428, Page 565, said Register's Office.

i. Declaration of Covenants, Conditions and Restrictive of record in Instrument No. 20000905-0087103, amended in Instruments No. 200001204-0119093, 20010815-0088370, 20040319-0031603, 20041102-0131848, 20060112-0004819, 20100526-0040558, 20101228-0102708 said Register's office.

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

k. 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: **CANE RIDGE FARMS LOT(S) 101 Phase 3, Section 1, 1457 O'Hara 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 **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 27th day of September, 2016.

Land Development.Com, Inc.

By: _____
Name: Ardavan Afrakhteh
Title: President

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ardavan Afrakhteh (Name), with whom I am personally acquainted, and who proved himself/herself to be the President (Title) of **Land Development.Com, Inc.**, the bargainer, and who being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Melissa Ledford
Notary Public

My commission expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
July 3, 2017

True Copy Certification

I, Jaclyne Denis, 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, Amy Bradfield, a notary public for this county and state, Jaclyne Denis 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: 9/30/2017
Notary' Seal (if on paper)

AMY WADE BRADFIELD
NOTARY PUBLIC 363511
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2017