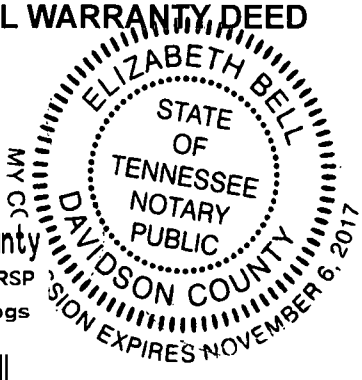
SPECIAL WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20170007547 DEEDWARRSP
Recvd: 01/26/17 10:16 2 pgs
Fees: 13.00 Taxes: 538.35

20170126-0008494

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 93 Seaboard Lane, Suite 201, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation	SAME	Map/Parcel 050020A05200CO
(NAME)	(NAME)	
93 Seaboard Lane, Suite 201		Map/Parcel 050020A07900CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		Map/Parcel 050020A08000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eatherly/Ring Joint Venture, a Tennessee joint venture,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation,** hereinafter called the GRANTEE(S), 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 Nos. 51A, 52 and 52A on the Plan of Belle Arbor PUD Phase 2, (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture, by Deed dated October 3, 2016 from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20161011-0107687 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Belle Arbor, Phase 2, Lot Nos. 51A, 52 & 52A TBD Belle Arbor Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any

time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 17th day of January, 2017.

Eatherly/Ring Joint Venture, a Tennessee joint venture

By:_____

Its:_____

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, TYLER RING with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be of Eatherly/Ring Joint Venture, a Tennessee joint venture and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as

WITNESS my hand and seal this 17th day of January, 2017.

Notary Public
My Commission Expires: 1/16/17

File No.: 2262-17

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2017