BILL GARRETT, Davidson County
Trans:T20170011474 DEEDWARRSP
Recvd: 02/08/17 09:01 3 pgs
Fees:18.00 Taxes:1192.77
20170208-0013057

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,371.00

2/6/17
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2017

Notary Public

My Commission Expires: 11/15/17

(AFFIX SEAL)

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 93 Seaboard Lane, Suite 201
Brentwood, Tennessee 37027 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Anitra S. Garry 467 Parmley Drive Nashville, TN 37207	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	Map/Parcel 049100A06500CO

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 considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anitra S. Garry, unmarried,** 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, Tennessee, being Lot No. 65 on the Plan of Parmley Cove, Phase III, of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed from Tenn. Contractors, Inc., a Tennessee corporation, of record in Instrument No. 20161012-0108046 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2016, now due and payable, but not delinquent until March 01, 2017. Said taxes will be prorated between the parties as of the date of closing, with grantee paying his/her/their prorate part thereof to grantor, who will be responsible for payment of said taxes. Taxes and assessments for the year 2017, and subsequent years, which are not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20160913-0096212 Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20130405-0033834 Register's Office for Davidson County, Tennessee.

d. Anchor Easement of record in Book 5596, page 797 Register's Office for Davidson County, Tennessee.

e. Charter for Parmley Cove Homeowners Association, Inc., of record in Instrument No. 20130925-0100584, Register's Office for Davidson County, Tennessee.

f. Storm Water Maintenance Agreement of record in Instrument No. 20110308-0018355 Register's Office for Davidson County, Tennessee.

g. Subject to rights of others in and to common areas/elements.

h. Subject to lien for special assessment contained in DCCR's/Master Deed.

i. All other easements and restrictions of record.

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 ☐
This is improved ☑ property, known as: 467 Parmley Drive, Nashville, TN 37207

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. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 6th day of Feb, 2017.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

James Hosay, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came James Hosay, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said James Hosay, as such, Appointed Vice-President, and attesting the same corporation, by the said James Hosay, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 6th day of Feb, 2017.

_____

NOTARY PUBLIC

My Commission expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-15-2017