WARRANTY DEED

BOOK 11093 PAGE 246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,715.00

Thomas M. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 1998.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Lee	Regional Investment Company, d/b/a RIC Mortgage Company	149-15-A-35C0/02DX10018
(NAME)	(NAME)	
2324 Edencrest Drive	9221 Ward Parkway Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Kansas City, MO 64114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp., DBA Phillips Builders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas M. Lee, an unmarried person, HEREINAFTER CALLED THE 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. 35 on the Plan of Section One, Cambridge Forest, of record in Plat Book 9700, Pages 299 and 300, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders by deed from Double M Partners, LLC of record in Book 10846, Page 838, Register's Office for Davidson County, Tennessee.

This instrument is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 2324 Edencrest Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 whomsoever. 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 my hand this 28th day of August, 1998.

Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lyon, VP
Ruth Lyon, Vice-President

0482642
IDENTIF. & REFERENCE

98 SEP -1 PM 3:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5158 09/01 0101 03CHECK 687.05

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11093 PAGE 247

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice-President of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, and corporation, and that she as such Vice-President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice-President.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 1998.

Commission expires: My Commission Expires MAY 27 2001

Notary Public

MICHAEL J. [illegible] NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11093 PAGE 248

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 182715.00
CON TX 676.05
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 687.05
CHECK 687.05

~~09/01/90 01 15:16 0001 5150~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

U482642
IDENTIF. # REFERENCE

SEP -1 PM 3:14
F.Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340609