Box 43

# WARRANTY DEED

BOOK 11235 PAGE 707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,705.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 1998.

Notary Public

MY COMMISSION EXPIRES: ~~May 27, 2001~~. 5/26/2002

(AFFIX SEAL)

NOTARY PUBLIC SHELBY LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

**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 |
|---|---|---|
| Catherine S. Castner | Regional Investment Company, d/b/a RIC Mortgage Company | 87-1-A-21CO |
| (NAME) 3500 Glenfalls Drive | (NAME) 9221 Ward Parkway Suite 300 | 04D95047 |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) 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, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine S. Castner, 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. 33 on the plan of Section IB, Chesney Glen of record in Book 9700, Page 289 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Phillips Builders, Inc. by deed from David Carmack Binkley, James Everette Binkley, Richard Neil Binkley, Raymond Edward Binkley, and Mary Ann Binkley Organ, now Luffman, of record in Book 10017, Page 699, Register's Office for Davidson County, Tennessee. Phillips Builders, Inc. is now known as Beazer Homes Corp. pursuant to a Charter Amendment of record in Book 9922, Page 901, R.O.D.C., and is doing business under the assumed corporate name of Beazer Homes Corp., DBA Phillips Builders pursuant to application filed with the Secretary of State and by Corporate Resolution of record in Book 10079, Page 172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easement of record.

unimproved ☐
This is improved ☒ property, known as 3500 Glenfalls Drive, Hermitage, TN 37076
(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 our hands this 1st day of December, 1998.

Beazer Homes Corp., DBA

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

5447 12/03 0101 03CHECK 472.41

98 DEC -3 PM 4:26
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ✦ REFERENCE

052051 3

707

STATE OF TENNESSEE

BOOK 11235 PAGE 708

COUNTY OF DAVIDSON

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 1st day of December, 1998.

Commission expires: May 27, 2001

Michael J. Philbin

Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN.

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

RECEIVED OF _____

FOR _____

BOOK 11235 PAGE 709

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT
124705.00
CON TX 461.41
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 472.41
CHECK 472.41

12/03/98 01 16:27 0001 5447

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0520513
IDENTIF. ↑ REFERENCE

98 DEC -3 PM 4:26

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**No.** 1380459