WARRANTY DEED

BOOK 11303 PAGE 852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,970.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF JANUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Barr	**NationsBanc Mortgage Corporation**	**172-14-A12**
(NAME) **5949 Hitching Post Lane**	(NAME) **P.O. Box 35140**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Louisville, KY 40232**	
(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, Inc. d/b/a Phillips Builders**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick Barr and wife Erica M. Barr**, 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 lying in the Sixth Civil District of Davidson County, Tennessee, being Lot No. 107 on the Plan of Wexford Downs Section One of record in Plat Book 9700, Page 308 and 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Beazer Homes, Inc. d/b/a Phillips Builders by deed of record in Book 10909, Page 844, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **5949 Hitching Post Lane, Nashville, TN 37211**
(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.

05387121

IDENTIF. & REFERENCE

99 JAN 20 PM 12:59

CILL GANNETT REGISTER
DAVIDSON COUNTY, TN.

4876 01/20 0101 03CHECK 1109.79

RECEIVED
IF NOT SATISFACTORY WHEN RECEIVED

Witness **our hands** this **15th day of January, 1999**.

Beazer Homes, Inc. d/b/a Phillips Builders

By: Ruth Lyon, VP

Attest:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Frederick Barr and wife, Erica M. Barr the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1999.

Notary Public

Commission expires: 5/26/2002

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named _____ bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for ~~the~~ the purposes therin contained.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ her to be the Vice President, of the Beazer Homes, Inc. d/b/a Phillips Builders, a corporation, and that she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~/herself as Vice President.

Witness my hand official seal at Antioch, Tennessee, this 15th day of January, 1999.

Commission expires: 5/26/2002

Victor Hazelwood
notary public AT LARGE

VICTOR HAZELWOOD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11303 PAGE 854

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05387211

IDENTIFICATION REFERENCE

99 JAN 20 PM 12:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	296970.00
CON TX	1098.79
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1109.79
CHECK	1109.79

01/20/99 01 12:58 0001 4876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414303