WARRANTY DEED

BOOK 11306 PAGE 412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Burton Woodgate	Beazer Mortgage Corp.	87-1-A-10CO
(NAME)	(NAME)	
4244 Chesney Glen Drive	2910 Kraft Drive	04D95104
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37204	
(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, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Burton Woodgate, a single man, 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. 10 on the plan of Section 1A, Chesney Glen of record in Book 9700, Page 288 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 4244 Chesney Glen 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 19th day of January, 1999.

MAIL ENV.

Beazer Homes Corp., DBA Phillips Builders

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

053932
IDENTIF. A REFERENCE
99 JAN 21 PM 2:14
JILL GRAMLICH REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE

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 19th day of January, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

5573 01/21 0101 03CHECK 470.54

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 414

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

CAMT
124200.00
CON TX 459.54
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 470.54
CHECK 470.54

01/21/99 01 14:12 0001 5573

053392

IDENTIF. & REFERENCE

99 JAN 21 PM 2:14

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1414997