WARRANTY DEED

BOOK 11368 PG. 667

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,200.00

Gregory Page
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF FEBRUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: 5/26/2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Page	Beazer Mortgage Corp.	164-13-165
(NAME)	(NAME)	
5744 Murphywood Crossing	2910 Kraft Drive	02DX10360
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 Gregory Page and Tia Scott Page, husband and wife, 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. 155 on the Plan of Asheford Crossing, Section Three of record in Book 9700, Page 545, 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 Phillips Builders, Inc. now known as Beazer Homes Corp. by Charter amendment in Book 9922, Page 901, by deed from Luther A. Hill, Oly R. Hill and Charles W. Hill as Co-Trustees of record in Book 9336, Page 227, Register's Office for Davidson County, Tennessee. Pursuant to an application for an assumed corporate name filed with the Secretary of State for the State of Tennessee, the corporation now does business under the assumed name of Beazer Homes Corp., DBA Phillips Builders.

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

unimproved ☐
This is improved ☒ property, known as 5744 Murphywood Crossing, 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 our hands this 26th day of February, 1999.

Beazer Homes Corp., DBA Phillips Builders

By: Ruth Lyon
Ruth Lyon, Vice-President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

99 MAR -4 PM 3:00
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05566636

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11368 PG 668

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 26th day of February, 1999.

Commission expires:
5/26/2002

Shelly A Sandnes
Notary Public

3862 03/04 0101 03CHECK 514.94

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11368 PG. 669

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

0556636

IDENTIF. A REFERENCE

99 MAR -4 PM 3:00

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 136200.00

CON TX	503.94
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	514.94
CHECK	514.94

03/04/99 01 14:59 0001 3862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433037