WARRANTY DEED

A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,615.00

Joseph David Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 1999.

Shelly A Gardner
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

My Commission Expires MAY 26, 2002

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

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph David Curtis	Beazer Mortgage Corp.	98-5-A-29CO
(NAME)	(NAME)	
6169 Hampton Hall Way	2910 Kraft Drive	04D95195
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 11440 PG. 523

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 Joseph David Curtis and Laura Bailey Curtis, 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. 142 on the Plan of Section One, Hampton Hall, of record in Book 9700, Pages 290 and 291, 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 deeds of record in Book 10100, Page 839; Book 10100, Page 843; Book 10100, Page 848; Book 10100, Page 853; and Book 10102, Page 637, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 6169 Hampton Hall Way, 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 16th day of April, 1999.

Beazer Homes Corp., DBA Phillips Builders

By: Tara Shipley CFO

0576639

IDENTIFICATION REFERENCE

99 APR 21 AM 9:41

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

5105 04/21 0101 02CHECK 520.17

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 16th day of April, 1999.

Commission expires: May 26, 2002

Shelly A. Gardner — Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

BOOK 11440 PG. 524

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11440 PG. 525

0576639

IDENTIFICATION REFERENCE

99 APR 21 AM 9:41

REGISTER
DAVIDSON COUNTY, TN.

CAMT	137615.00
CON TX	509.17
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	520.17
CHECK	520.17

04/21/99 01 09:43 0001 5105

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475056