WARRANTY DEED

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

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My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER

Notary Public

MY COMMISSION EXPIRES

(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
Son Nguyen	Countrywide Home Loans	128-10-A-17CO
(NAME)	(NAME)	
8017 Pine Forest Drive	718 Thompson Lane, Suite 114	09D83907
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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 Son Nguyen and Uyen Nguyen, 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. 17 on the Plan of Section One, Pine Forest, of record in Book 9700, Pages 712 and 713 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 Beazer Homes Corp., dba Phillips Builders and/or Phillips Builders, Inc. by deed from Bettye Duncan, Clyde Lee Rust, Mamie Vogel, James R. Rust, Charles L. Rust, Jr., Michael Jared Rust, Richard Rust, Jr., Joyce Rust McKelvey, Evelyn Sinor Lenard Putman, James T. Putman, Andrew G. Putman, Barbara Jean Clark, Robert Martin, Marylin Harris, Judy Martin, Jean P. Miller, James P. Miller, James Putman and Terry D. Putman, of record in Book 10629, Page 766, Register's Office for Davidson County, Tennessee and further by Quitclaim Deed of record in Book 11518, Page 791, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 8017 Pine Forest Drive, Nashville, TN 37221
(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 September, 1999.

Beazer Homes Corp., DBA Phillips Builders

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

0855 09/20 0101 03CHECK 1024.52

99 SEP 20 AM 9:11

MAIL ENVELOPE 371153

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 16th day of September, 1999

Commission expires:

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

My Commission Expires MAY 26, 2002

Shelly A Gardner
Notary Public

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

0637153

REFERENCE

99 SEP 20 AM 9:11

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CAMT	273925.00
CON TX	1013.52
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1024.52
CHECK	1024.52

09/20/99 01 09:14 0001 9855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517808