WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,142.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/12/2001.

Notary Public

MY COMMISSION EXPIRES: 5-20-02 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan B. Smithson	SAME	098-00-0-151.00
(NAME) 4037 Hallborough Way	(NAME) SAME	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) SAME	
(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, ~~Phillips Builders Inc.~~ Beazer Homes Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan B. Smithson and wife, Amy P. Smithson**, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 01/29/01 08:36 2pgs
Fees:11.00 Taxes:596.23
20010129-0008282

unimproved ☐

This is improved ☒ property, known as 4037 Hallborough 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/my hands this 1/12/2001.

Beazer Homes Corporation
~~Phillips Builders Inc.~~
By: Ruth Lyon, Asst Sec

Attest:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Phillips Builders Inc. and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand ~~and official~~ seal at Nashville, Tennessee this 1/12/2001.

Commission expires: 5-20-02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

Return to
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

File No.: 11002571

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 106 on the plan of Hampton Hall Section 5 Revision One, as shown of record in Inst# 200007280074425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillips Builders Inc. by Deed from Ira Woods, Gladys O. Young, John Clinton Adams, Judy Carolyn Braden, Gloria Yvonne Adams Ewing and Gwendolyn Alberta Adams dated 6/21/96, recorded 6/27/96 in Book 10100, page 857, Register's Office for Davidson County, Tennessee.
Property Address:
4037 Hallborough Way
Hermitage, Tennessee 37076

This property now being conveyed to Jonathan B. Smithson and wife Amy P. Smithson from Phillips Builders Inc by Warranty Deed dated 1/12/2001 being recorded simultaneously herewith.
Phillips Builders Inc also known as Beazer Homes Corporation.