WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/01 10:07 2pgs
Fees:11.00 Taxes:1000.79

20010308-0021913

L-UTC-01-4169

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,485.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF February, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 20, 2004

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	
Kevin D. Barker	National Bank of Commerce	
7904 Indian Springs Drive	(NAME) 115 29th Avenue South	128-10-A-70 CO
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN D. BARKER AND WIFE, CHERYL Y. BARKER, hereinafter called the Grantees, their heirs and assigns, that 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. 55, on the Plan of Pine Forest, Section 2, as of record in Plat Book 11700, page 5, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Quitclaim Deed as shown of record in Book 11518, Page 79, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Book 11072, page 248; Book 11515, page 987; Book 11700, page 5.

unimproved ( )
This is improved (X) property, known as 7904 Indian Springs Drive, Nashville, Tennessee 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 my/our hand(s) this 26th day of February, 2001.

Ruth Lyon, Asst Sec

Beazer Homes Corp.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Beazer Homes Corp. , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 2001.

My Commission Expires:

_____
Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mark Wayne Bell, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Lyon and N/A, with whom I am personally acquainted and who upon her oath(s) acknowledged her to be the Assistant Secretary and N/A respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that she as such Assistant Secretary and N/A being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Assistant Secretary

Witness my hand and official seal at office at Nashville, TN on this the 26th day of February, 2001.

My Commission Expires _____

Mark Wayne Bell
Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4733 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138