WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2001.

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN

My Commission Expires May 8, 2004

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/03/01 18:54 2pgs
Fees:11.00 Taxes:92.50

20010703-0071017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beazer Homes Corp. d/b/a Phillips Builders, Inc.	Beazer Homes Corp. d/b/a Phillips Builders, Inc.	MAP 149-15-A
(NAME) Lot 63, Cambridge Forest	(NAME) 2910 Kraft Drive	PARCEL 203
(ADDRESS) Antioch, TN 37013	(ADDRESS) 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, **Double M Partners**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beazer Homes Corp. d/b/a Phillips Builders, Inc.**, 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:

Being Lot No. 63, Section Four on the Plan of Cambridge Forest, as of record in Instrument No. 20000918-0092192, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Double M Partners, a Tennessee general partnership by deeds from Houston Ezell Corporation, a Tennessee Corporation, of record in Book 8915, Page 374 rerecorded in Book 10332, Page 25 and Book 8915, Page 386, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 10332 , Page 1, Register's Office for said County.

Subject to a Telephone Line Easement of record in Book 1207, Page 529; Register's Office for said County.

Subject to a Roadway Easement of record in Plan Book 3, Page 26, Chancery Court Clerk's Office for said County.

Subject to an Easement for Morgan Cemetery.

Subject to an Agreement of record in Book 1147, Page 148, Register's Office for said County.

Subject to Sewer and Drainage Easements of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as Lot 63, Cambridge Forest, 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 June, 2001.

Double M Partners

By: _____

Doyle R. Monday, Member/Partner

Attest: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doyle R. Monday, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a member/partner of Double M Partners, the within named bargainer, a partnership, and that he as such member/partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as member/partner.

Witness my hand and official seal this 26th day of June, 2001.

My Commission Expires : _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

File Number2106055

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027