Davidson County DEEDWARR
Recvd: 07/09/01 08:39 2pgs
Fees:13.00 Taxes:580.51

20010709-0072607

WARRANTY DEED

L-SE-01-4218

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,895.00

Affiant

Subscribed and sworn to before me this 29th DAY OF June, 2001.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires MAR. 23, 2002
(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
Todd E. Roberson	National Bank of Commerce	
2105 Blake Drive (ADDRESS)	115 29th Avenue South (NAME) (ADDRESS)	173-11-A-33
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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 PHILLIPS BUILDERS, INC. N/K/A BEAZER HOMES CORP., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TODD E. ROBERSON AND WIFE, ANNA ROBERSON, 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:

Being Lot No. 98 on the Plan of Stanford Village, Section I, as shown of record in Instrument No. 200002040012061, Register's Office of 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 Phillips Builders, Inc. n/k/a Beazer Homes Corporation by deed as shown of record in Instrument No. 20000724-0072956, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Instrument No. 20000203-0011283 and amended in Instrument Nos. 20000228-0019107 and 20000204-0012060; Book 11263, page 506; Book 4218, page 425; Book 9466, page 794; Book 2590, page 545; Book 2739, page 637; Book 2740, page 181, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2105 Blake Drive, Antioch, Tennessee 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 my/our hand(s) this 29th day of June, 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 Antioch, Tennessee, this 29th day of June, 2001.

My Commission Expires:

Notary Public

My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robin Dubray, a Notary Public within and for said County and State aforesaid, personally appeared Ruth Lyon and _____, with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Assistant Secretary and _____ respectively of the Beazer Homes Corp. the within named bargainor, and corporation, and that she as such Assistant Secretary and _____ 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 29th day of June, 2001.

My Commission Expires _____

Notary Public

My Commission Expires JAN. 31, 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