WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,437.00

Ivan Reeves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2001.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

File: Box 13
2032

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan S. Reeves	Prism Mortgage Co.	
(NAME)	(NAME)	
1704 Stone Hollow Court	5210 Maryland Way, Suite 101	064-16-0-D
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	052.00 CO
(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. 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 Ivan S. Reeves and wife, Anissa R. Reeves, 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. 221, on the Plan of Truxton Park, Section 1, of record as Instrument # 200001026-0106272, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by deed of record as Instrument No. 200001130004767, said Register's Office.

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

unimproved ☐
This is improved ☒ property, known as 1704 Stone Hollow Court, 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.

Davidson County DEEDWARR
Recvd: 08/02/01 13:02 2pgs
Fees:13.00 Taxes:467.82



20010802-0082344

Witness our hands this 27th day of July, 2001.

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation

By: Ruth Lyons, Asst Sec

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for the state of County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the _____ of the _____ a corporation, and that he/she as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal Nashville, Tennessee, this 27th day of July, 2001.

Witness my hand and official seal at Nashville, Tennessee this 27th day of July, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

ELIZABETH E. TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.