WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/01 10:24 2pgs
Fees:13.00 Taxes:627.21

20011023-0115455

JOHN GREGORY HARDEMAN NOTARY Exp.05/27/2001 PUBLIC AT LARGE DAVIDSON [redacted] TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,515.00

Diane M. Skelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane M. Skelton	Diane M. Skelton	Map 98-05A
(NAME)	(NAME)	
5641 Chestnutwood Trail	5641 Chestnutwood Trail	Parcel 138
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	
(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. Dba Phillip Builders.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane M. Skelton, an unmarried person**, 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. 79 on the Plan of Revision One, Section Five Hampton Hall, of record as Instrument No. 20000728-0074425, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Phillips Builders, Inc., by deeds of record in Book 10100, page 839, Book 10100, page 843, Book 10100, page 848, Book 10100, page 853 and Book 10102, page 637, Register's Office for Davidson County, Tennessee. By Articles of Amendment to the Charter of record in Book 9922, page 902, and by corporate Resolution of record in Book 10079, page 172, said Register's Office. Phillips Builders, Inc., is now known as Beazer Homes Corp., Dba Phillips Builders.

This conveyance is made subject to all conditions and easements; (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the Planned Unit Development of record as Instrument No. 20000728-0074425, said Register's Office; (c) Restrictive covenants and Bylaws contained in Book 10278, page 257, Book 10301, page 184, Book 10444, page 460, Book 10640, page 947, Book 10956, page 520 and Instrument No. 20000608-0057413 said Register's Office; and (d) Quitclaim Deed to Homeowners Association of record as Instrument No. 20000728-0074532, said Register's Office, and (e) An easement for sewers of record in Book 10584, page 114 and Book 11367, page 156, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 5641 Chestnutwood Trail, 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 my hand this 19th day of October, 2001.

Beazer Homes Corp. Dba Phillips Builders

By: Susan Battis, agent
Susan Battis, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforementioned, personally appeared **Susan Battis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Closing Coordinator, "Agent", of Beazer Homes Corp. Dba Phillips Builders, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2001.

Commission expires:



Notary Public