WARRANTY DEED



Shelly A. Gardner
My Commission Expires
May 26, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J.P. Property Management, LLC	J.P. Property Management, LLC	164-13-B-15CO Lot 15
(NAME)	(NAME)	164-13-B-16CO Lot 16
529 Chickasaw Trail	529 Chickasaw Trail	
(ADDRESS)	(ADDRESS)	164-13-39 Lot 201
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(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 Phillips Builders, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J.P. Property Management, LLC, a limited liability company, 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 Nos: 15 and 16 on the Plan of Section Six, Asheford Crossing of record in Instrument No: 20001010-0100374, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation DBA Phillips Builders, Inc., by deed from Charles W. Hill and wife, Claudia M. Hill, Luther Alvin Hill and wife, Nancy P. Hill of record in Book 10184, Page 660 Register's Office for said County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 201 on the Plan of Section One, Asheford Crossing of record in Book 7900, Page 937, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Phillips Builders, Inc., a Tennessee Corporation by an Installment Deed from Luther A. Hill, Oly R. Hill and Charles W. Hill, Co-Trustees, of record in Book 9336, Page 227, Register's Office of Davidson County, Tennessee, The corporate name of Phillips Builders, Inc., has been changed to Beazer Homes Corp., by Articles of Amendment to the Charter as recorded in Book 9922, Page 902, Register's Office of Davidson County, Tennessee. A corporate resolution reflecting said changed is of record in Book 10079, Page 172, 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 804 Cainbrook Crossing, Antioch, TN 37013
808 Cainbrook Crossing, Antioch, TN 37013
3605 Longhaven Crossing, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 01/18/02 08:16 2pgs
Fees:13.00 Taxes:111.00

20020118-0007547

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 16th day of January, 2002.

Beazer Homes Corp., DBA Phillips Builders

By: Susan Battis, agent

Susan Battis, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan Battis with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of the Beazer Homes Corp., DBA Phillips Builders, the within named bargainor, a corporation, and that she as such Agent being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Susan Battis as such Agent.

Witness my hand and official seal at Nashville, Tennessee this 16th day of January, 2002.

Commission expires:

Shelly A Gardner

Notary Public



Shelly A. Gardner
My Commission Expires
May 26, 2002