WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/02 10:26 2pgs
Fees:13.00 Taxes:493.66

20020304-0026567

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,422.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES JANUARY 25TH, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence M. Beaty Jr.	K. Hovnanian Mortgage Company	135-11-0-C-20
(NAME) 334 Long Hunter Court	(NAME) 225 Highway 35	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Red Bank New Jersey 07701	
(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, Westminster Homes of TN, Inc. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence M. Beaty, Jr. , 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 Unit No. 20 on the Horizontal Property Regime Private Element Plat, Phase One on the Plan of Nashboro Village – Tract 18, as of record in Plat Book 11700, Page 48 amending Plat Book 9700, Page 968, 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 the same property conveyed to Westminster Homes of TN, Inc. by deed from WDN Properties of record in Instrument #20001011 0100949 Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 344 Long Hunter Court, Nashville, TN 37217

(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 27th day of February, 2002.

Westminster Homes of TN, Inc.

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carla Harris, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Secretary of Westminster Homes of Tennessee, Inc., the within named bargainer, a corporation, and that, she as such Assistant Secretary, being authorized so to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Assistant Secretary.

Witness my hand and official seal this 27 day of February, 2001.

My Commission Expires:_____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

MY COMMISSION EXPIRES
JANUARY 25TH, 2006

File Number2201394
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027