WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/02 08:13 2pgs
Fees:13.00 Taxes:591.87

20020404-0040852

#188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,964.00

Miriam L. Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Deborah K. Dennis
Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DEBORAH K. DENNIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Taylor	COUNTRYWIDE HOME LOANS	164-9-27
(NAME)	(NAME)	
3504 Longhaven Crossing	750 OLD HICKORY BLVD, #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	BRENTWOOD, TN 37027	
(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 John T. Taylor, also known as John ~~Probst~~ Taylor, and wife, Miriam L. Taylor, 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: J. T.

Being Lot No. 307 on the Plan of Asheford Crossing, Section Five, of record in Instrument No. 200008040077801, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the property conveyed to Phillips Builders, Inc., a Tennessee corporation, by an Installment Deed recorded on May 5, 1994 in Book 9336, Page 227, Register's Office for Davidson County, Tennessee. The corporate name of Phillips Builders, Inc., has been changed to Beazer Homes Corp., as evidenced by Articles of Amendment to the Charter of record in Book 9922, Page 902, Register's Office for Davidson County, Tennessee. A corporate resolution reflecting said change was recorded on June 7, 1996, in Book 10079, Page 172, in the aforesaid Register's Office.

unimproved ☐
This is improved ☒ property, known as 3504 Longhaven Crossing, Nashville, TN 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 hands this 8th day of March, 2002.

Beazer Homes Corp., D/B/A Phillips Builders

Ruth Lyon, agent

By: Ruth Lyon
Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Agent of Beazer Homes Corp., D/B/A Phillips Builders, a corporation, and that she as such Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2002.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine

Deborah K. Devine Notary Public