WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,250.00

Hollye K Salazar-Cross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/02
(AFFIX SEAL)

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-2810

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian L. Cross	GMAC Mortgage Corporation	173-11-0-A-061.00CO
(NAME)	(NAME)	
601 Hannah Ridge Court	100 Witmer Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Horsham, PA 19044	
(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, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian L. Cross and wife, Hollye K. Salazar-Cross, 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 Lot No. 32, Section Two, of Stanford Village as shown on plat of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the part of the same property conveyed to Phillips Builders, Inc. by deed from SC Ventures, L.P., a Tennessee Limited Partnership of record in Book 11263, Page 521, and in Instrument No. 20000724-0072956, Register's Office Davidson County, Tennessee.

By Articles of Amendment to Charter of record in Book 9922, Page 901, said Register's Office, Phillips Builders, Inc. has been changed to Beazer Homes Corp. A Corporation Resolution reflecting changes is of record in Book 10079, Page 172, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 601 Hannah Ridge Court, Antioch, 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 hand this 20th day of May, 2002.

Beazer Homes Corp. dba Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 05/28/02 10:01 2pgs
Fees:13.00 Taxes:563.33
20020528-0064086

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beazer Homes Corp. dba Phillips Builders the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of May, 2002.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Agent of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, and corporation, and that he/she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent .

Notary Public

KAREN L. TRUSTY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 12-29-03

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027