WARRANTY DEED

13.00
518.00
531.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

JUDITH C. JACKSON NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2002.

Notary Public

MY COMMISSION EXPIRES September 20, 2004.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Sullivan	Mortgage Company of America	173-11-0-A/058.00CO
(NAME)	(NAME)	
612 Hannah Ridge Court	2416 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37212	
(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, Inc.

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sean P. Sullivan

, 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. 29 on the Plan of Stanford Village. Section 2 of Plat record in Instrument No. 20010226-0017614 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being part of the same property conveyed to Phillips Builders, Inc., by Special Warranty Deed from SC Ventures, L.P. a Tennessee limited partnership, dated May 23, 2000and filed for record as Instrument No. 20000724-0072956, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 612 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.

Davidson County DEEDWARR
Recvd: 06/11/02 14:35 2pgs
Fees:13.00 Taxes:518.00

20020611-0071105

Witness our hands this 29th day of May, 2002.

Beazer Homes Corp. dba Phillips Builders, by Ruth Lyon, Agent

By: Ruth Lyon, agent

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/29/2002, before me personally appeared Ruth Lyonto me known (or proved to me on the basis of satisfactory evidence) to be the Agent for Beazer Homes Corp., dba Phillips Builders and as such Agent executed the foregoing instrument on behalf of Beazer Homes Corp. dba Phillips Builders, and who acknowledged the execution of the same to be her free act and deed as such Agent.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of May, 2002.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Notary Public