WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,915.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 12/18/02 12:58 2pgs
Fees:13.00 Taxes:528.79
20021218-0156164

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Davis	Professional Mortgage Group, Inc.	Map 064-16
(NAME) 2616 Spring Farm Lane	(NAME) 1535 W. Northfield Blvd	Group D
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro Tennessee 37129	Parcel 185
(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 HOME CORPORATION D/B/A PHILLIPS BUILDERS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory M. Davis, unmarried , 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. 323 on the Plan of SECTION FOUR, TRUXTON PARK R10 CLUSTER LOT SUBDIVISION as of record in INSTRUMENT NUMBER 200205280064435, 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 BEAZER HOME CORPORATION D/B/A PHILLIPS BUILDERS by deed from Gildbert S, Merritt, Jr. of record in Instrument Number 200201230009368, Register's Office for said County.

Restrictive Covenants of record in INSTRUMENT NUMBERS; 200207180086907; 200205060055597; 200010300107559; 200011010108603, Register's Office of said County.

Plat sets out said property is subject to HOA.

Plat sets out By-Laws as shown of record in INSTRUMENT NUMBER 200011010108604, 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 2616 Spring Farm Lane, Hermitage, TN 37076

(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 13th day of December, 2002.

BEAZER HOME CORPORATION D/B/A PHILLIPS BUILDERS

By: Ruth Lyons, agent

Ruth Lyons, ~~Assistant Secretary~~

Attest:

STATE OF Tennessee
COUNTY OF Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyons with whom I am personally acquainted and who upon her oath acknowledged herself to be the *Agent ~~Assistant Secretary~~ of BEAZER HOME CORPORATION D/B/A PHILLIPS BUILDERS the within named bargainer, a corporation, and that, Ruth Lyons as such *Agent ~~Assistant Secretary~~, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ruth Lyons as such ~~Assistant Secretary~~ *Agent

Witness my hand and official seal this 12/13/2002

My Commission Expires:_____

Notary Public

My Commission Expires Jan. 25, 2006

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

File Number2211370
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122