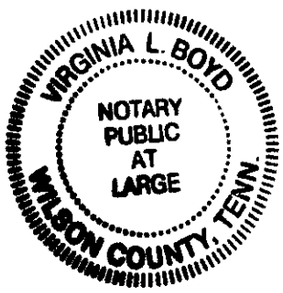
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,073.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 11-16-2005

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 02/14/03 10:12 2pgs
Fees:13.00 Taxes:736.57

20030214-0020200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray H. Bass	Ray H. Bass	Map 64
(NAME) 1200 Misty Glen Court	(NAME)	Group 08-0-A
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	Parcel 37
(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
Ray H. Bass and Wife, Billie Loretta Bass, 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. 116 on the Plan of Merritt Downs, Section 1, as of record in Plat Instrument Number 20010523-0053201, 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 part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from Gilbert S Merritt and Angie Cantrell Merritt of record in Instrument Number 20009110089925, Register's Office for said County.

Storm Water Det. Agreement as shown of record in Instrument Number 20010119-0006024, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument Number 200111270129417, Register's Office for said County.

Agreement to HOA as shown of record in Instrument Number 200106080060785, Register's Office for said County.

Easement as shown of record in Deed Book 4910, Page 838, Book 86332, page 146 Register's Office for said County.

Quitclaim to HOA as shown of record in Instrument Number 200206190074316, Register's Office for said County.

Restrictive Covenants of record in Instrument Number 200107020069864 and Instrument Number 200106040057881, Register's Office of said County.

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

unimproved ☐
This is improved ☒ property, known as 1200 Misty Glen Court, Old Hickory, TN 37138
(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 10th day of February, 2003.

Beazer Homes Corp. dba Phillips Builders

By: Susan Battis, agent
Susan Battis, Agent

Attest:

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Susan Battis with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp. dba Phillips Builders the within named bargainer, a corporation, and that, Susan Battis as such Agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Susan Battis as such Agent

Witness my hand and official seal this 2/10/2003

My Commission Expires: 11-16-2005

Virginia L Boyd
Notary Public

VIRGINIA L. BOYD
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

File Number2302093
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122