Box 13
#6540

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,750.00

Judi Jo Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2003.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

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
Susan M. White	Decision One Mortgage Co.	173-16-0-8-006.00
(NAME)	(NAME) $7,000	
3060 Hidden Creek Drive	8060 J.A. Jones Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte NC 28287	
(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. d/b/a Phillips Builders, a Tennesse corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan M. White, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Hidden Creek, Phase 3, Section I of record in Instrument No. 20030213-0020016, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennesse Corporation, by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford of record in Instrument No. 20020510-0058108, Warranty Deed from David E. Stephens and wife, Sherry J. Stephens of record in 20020510-0058109; Warranty Deed from Covenant Community, a Tennessee General Partnership in Instrument No. 20020510-0058110, and Warranty Deed from William R. Huffman (aka Billy Ray Huffman), Randolph Alan Huffman (aka Randy Huffman), and Rhonda Huffman Lehmer (formerly Rhonda Huffman) 20020510-0058112, Register's Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as 3060 Hidden Creek Drive, 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: 10/09/03 16:14 2pgs
Fees:13.00 Taxes:583.68

20031009-0150498

Witness our hands this 23rd day of September, 2003.

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 himself/herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennesse corporation and that he/she as such of Agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2003.

Commission expires: November 27, 2004

Beth Triplett

Deborah K. Devine Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006