WARRANTY DEED

FILE BOX 19B
03-9-035-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,195.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of October, 2003

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/13/03 08:32 2pgs
Fees:13.00 Taxes:585.32

20031013-0151069

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Teresa F. Kersey	"New Owners"	141-06-0-C
(NAME) 3717 Springwater Drive	(NAME)	027.00CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Beazer Homes Corp. d/b/a Phillips Builders, A Tennessee Corporation,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Teresa F. Kersey, unmarried**, hereinafter called the Grantee(s), 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. 70, on the Final Plat of Riverbridge Community, Phase 1A, a Planned Unit Development, of record in Instrument No. 20030213-0019997, 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 Corporation d/b/a Phillips Builders, a Tennessee Corporation, by Deed from the Vanderbilt University, a Tennessee Not For Profit Corporation, of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Riverbridge Development, of record in Instrument No. 20030205-0016044 as amended in Instrument Nos. 20030303-0027396 and 20030806-0111893, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3717 Springwater Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hand , this 8th day of October, 2003.

Beazer Homes Corp. d/b/a Phillips Builders,
A Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **RUTH LYON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **AUTHORIZED AGENT** of **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, A TENNESSEE CORPORATION** the within named bargainor, and that she as such **AUTHORIZED AGENT** of **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, A TENNESSEE CORPORATION**, executed the within instrument for the purposes therein contained by signing the name of **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, A TENNESSEE CORPORATION**, by herself as said, **AUTHORIZED AGENT**, of **BEAZER HOMES CORP. d/b/a PHILLIPS BUILDERS, A TENNESSEE CORPORATION.**

Witness my hand and official seal at Brentwood, Tennessee, this 8th day of October, 2003.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.