(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/03 11:37 2pgs
Fees:13.00 Taxes:545.61

20031015-0152847

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,461.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Franklin Title & Escrow, LLC, 137 Third Ave. N, Franklin, TN, 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Sharkey	Homecomings Financial Network	141-6-C 31CO
(NAME)	(NAME)	
3700 Springwater Drive	6525 Morrison Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, I/WE,

Beazer Home 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

Susan Sharkey,

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:

Being Lot No. 37 on the Plan of Riverbridge Community, Phase 1-A, as of record in Instrument number 200302130019997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from The Vanderbilt University, a Tennessee not for profit Corporation to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation by deed dated and filed for record in Instrument number 200209120110994, Register's Office for Davidson County, Tennessee.

The property described herein is subject to any declarations, covenants, conditions, restrictions and/or easements as of record in said Register's Office, as well as the following restrictions, if any: 2003 taxes and all subsequent years are a lien but not yet due and payable.

Any and all matter as shown on the plan of record in Instrument number 200302130019997, Register's Office for Davidson County, Tennessee.

Restrictions as record in Instrument number 200302050016044, said Register's Office.

All easements, restrictions, and other matters of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3700 Spring Water Drive, Nashville, TN 37221

(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 my hand this 26th day of September, 2003.

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

By: Ruth Lyon, agent
Authorized Agent for Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, with whom I am personally acquainted (or who proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and official seal at office this 26th day of September, 2003.

Commission expires: 3-25-07

Notary Public

