WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/03 10:26 2 pgs
Fees:13.00 Taxes:398.86

20031202-0173013

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,800.00

Jennifer Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2003.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: August 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title And Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sushil Joseph	OWNER	~~135160B111.00CO~~
(NAME)	(NAME)	
5741 CEDAR ASH XING		135-16-0-B-111.00CO
(ADDRESS)	(ADDRESS)	
ANTIOCH, TN 37013	,	
(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 d/b/a Phillips Builders, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sushil Joseph, 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 Unit no. 111 on the Plan of Woodridge at Nashboro Village, Nashboro Village Tract 11, a horizontal property regime together with all appurtenances there to, of record in Instrument No. 20021120-0143949, Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 4827, Page 14, as amended in Book 5469, Page 840, Book 7751, Page 907, Instrument no. 20021104-0134724 and Instrument No. 20030610-0080281, said Registers Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Beazer Homes d/b/a Phillips Builders by deed of record in Instrument 20020807-0056330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as **624 Flintlock Court, Nashville, TN 37217**
(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 24th day of November, 2003.

Beazer Homes d/b/a Phillips Builders

By: Ruth Lyon, agent
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 who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Agent** of **Beazer Homes d/b/a Phillips Builders**, and that she as such **Agent** executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at **Antioch, Tennessee**, this **24th** day of **November, 2003**.

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Commission Expires: 8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Lori Holloway
Notary Public