(1)

WARRANTY DEED

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires 3-6-07

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,600.00

Christine Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2003.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: ~~September 6, 2004.~~ 3/6/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 230 West Main Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roshanda Ware	New owner ~~Decision One Mortgage Company, LLC~~	149-15-A-360
(NAME)	(NAME)	
3008 Bromley Way	~~6060 J.A. Jones Drive, Suite 1000~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~Charlotte, NC 28287~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032699

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged **Beazer Homes Corp. dba Phillips Builders**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Roshanda Ware, unmarried**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

BEING Lot No. 135 on the Plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being a portion of the property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from Danco Property Investments, LLC, dated January 28, 2002 and filed of record as Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3008 Bromley Way, 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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of December, 2003.

Beazer Homes Corp. dba Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Escrow/Closings Department Head

Davidson County DEEDWARR
Recvd: 12/16/03 10:11 2pgs
Fees:13.00 Taxes:564.62

20031216-0179448

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared Ruth Lyons, with whom I am personally acquainted or has proven to me on the basis of satisfactory evidence and who acknowledged such person to be the Escrow/Closing Department Head – Phillips Builders, the within named bargainor, a Corporation, and that such Escrow/Closing Department Head executed the foregoing instrument for the purpose therein contained, by personally signing the name of Beazer Homes Corp. dba Phillips Builders as Escrow/Closing Department Head.

Witness my hand and official seal at Nashville, Tennessee this 12th day of December 2003.

Commission expires: September 6, 2004

Ernestine Noell

Ernestine Noell Notary Public

ERNESTINE NOELL
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expires 9-6-04