Davidson County DEEDWARR
Recvd: 04/02/04 11:01 2pgs
Fees:13.00 Taxes:853.92

20040402-0037294

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,735.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-27-05

(AFFIX SEAL)

SHARON L. PANEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adnan A. Assaad	GMAC Mortgage	Being part of: 173-16A-3100
(NAME) 3421 Chandler Cove Way	(NAME) 100 Witmer Rd	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Horsham, PA 19044-0963	
(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,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADNAN A. ASSAAD AND WIFE, HANAN B. ISSA,

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. 169 on the Final Plat of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section of record in Instrument No. 200302130020016, as amended by Surveyor's certificate of correction of record in Instrument No. 200311200169641, said Register's Office to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., d/b/a Phillips Builders by Warranty Deed dated May 10, 2002 from Covenant Community, a Tennessee General Partnership, whose authorized general partner is Jimmy C. Davis of record in Instrument Number 20020510-0058110, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3421 Chandler Cove 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 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 26th day of February, 2004.

Beazer Homes Corp., d/b/a Phillips Builders
By: Ruth Lyon, agent

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Agent of **BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BEAZER HOMES CORP., D/B/A PHILLIPS BUILDERS** by him/herself as Agent.

Witness my hand and official seal at Brentwood , Tennessee this 26th day of February, 2004

Commission expires: 3/10/07

Brenda R. Lehman
Notary Public At Large
Williamson County, Tennessee

Brenda R. Lehman
Notary Public