WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/04/04 15:56 2 pgs
Fees:13.00 Taxes:1088.54

20040504-0050817

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARLA ROBERTS DOLLARHIDE NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Addye L Owens	New South Federal Savings Bank	126-16-A-24.00
(NAME) 204 Springhaven Court	(NAME) 2301 21st Ave South	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville Tennessee 37212-4934	
(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. , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Addye L Owens, a married woman, , 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:

Being Lot No. 24 on the Plan of Riverwalk, Phase 1A, Section 1, as of record in Instrument No. 20011026-0117231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Beazer Homes Corp. by deed from Riverwalk Development Partners, Inc. of record in Instrument No.20020215-0020391, Register's Office for said County.

Subject to 2003 taxes having been prorated and assumed by the buyer.

unimproved ☐

This is improved ☒ property, known as 204 Springhaven Court, 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 our hands this 29th day of August, 2003.

Beazer Homes Corp.

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 Lyons, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp., dba Phillips Builders the within named bargainer, a corporation, and that, Ruth Lyons as such Agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ruth Lyons as such Agent.

Witness my hand and official seal this 8/29/2003

My Commission Expires:_____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number23080587

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027