Box 13 # 8087

WARRANTY DEED

LESLIE HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

STATE OF Tenn.
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,525.00

Paul Middlet
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Higgins	Owner ~~Option One Mortgage Corporation~~	173-16A-25
(NAME)	(NAME)	
3125 Hidden Creek Drive	~~14520 Avion Parkway~~	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	~~Chantilly, VA 20151~~	
(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 Gregory M. Higgins and wife, Jennifer J. Higgins, 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. 64 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument No. 20030213-0020016 and corrected in Instrument No. 20030331-0042208, Register's Office for said County, to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by deed of record in Instrument No. 20020510-0058108, Register's Office for Davidson County, Tennessee. * PART OF

Homeowner's Association Charter filed for record in Instrument No. 20030303-0027388; Conveyance of Common Area of record in Instrument Number 20030303-0027387; Surveyor's Certificate of Correction of record in Instrument Numbers 20030331-0042208 and 20031120-0169641, all of the Register's Office for Davidson County, Tennessee.

Right of Way Easements of record in Deed Book 5460, Page 992; Easement Agreements of record in Book 10348, Page 367 and Page 374, of the said Register's Office. Said easements have not been violated to date and any future violation thereof will not cause a forefeiture or reversion of title.

Restrictive Covenants of record in Deed Instrument Numbers 20020514-0059176 and 20030313-0033781, Register's Office for said County.

By-Laws filed of record in Instrument Number 20030300-0027389, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3125 Hidden Creek Drive, 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.

Davidson County DEEDWARR
Recvd: 06/02/04 14:57 2pgs
Fees:13.00 Taxes:564.34

20040602-0064719

Witness my hand this 27th day of May, 2004.

Beazer Homes Corp. d/b/a Phillips Builders

By: _____

Beazer Homes Corp. d/b/a Phillips Builders

STATE OF Tennessee

COUNTY OF Maury

Before me, a Notary Public of the State and County aforesaid, personally appeared Tara Shipley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the Div. VP/CFO of the _____ a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2004.

Commission expires:

LESLIE S. HARVEY
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TN

My Commission Expires
November 21, 2006

_____
Notary Public