Davidson County DEEDWARR
Recvd: 07/06/04 15:23 2pgs
Fees:13.00 Taxes:643.54
20040706-0080105

File #04-0368 Johnson
kd

WARRANTY DEED

Return to:
INSTRUMENT WAS PREPARED BY
Ensign Title & Escrow, Inc., 6925 Shallowford Road, Suite 301, Chattanooga, TN 37421

Address of new owner:	Send Tax Bills to:	Map-Parcel Number
Jeremy Johnson	SAME	173-16-OA-034.00CO

Mailing Address: same
Property Address: 3409 Chandler Cove Way, Antioch, TN 37013

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/I, **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 **Jeremy Johnson** 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:

04-0368

Lot One Hundred Seventy Two (172) Hidden Creek Phase I as recorded in Plat Book 20030213, Page 0020016 in the Davidson County Register's Office.

The Grantor's source of interest is a deed recorded in deed Book 20020510, Page 0058110 in the Davidson County Register's Office.

The legal description of the herein described property is the same as in the deed of prior title.

This property is also known as 3409 Chandler Cove Way, Antioch, Tennessee.

Map and Parcel number 173-16-0A-034.00CO

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 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, the ir 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 their hand this 21st day of June, 2004.

Beazer Homes Corp., d/b/a Phillips Builders

By: Ruth Lyons, agent
Name **Title**

STATE OF TENNESSEE COUNTY ss: Davidson

I, the undersigned, a notary public in and for said county in said state, hereby certify that Beazer Homes Corp., d/b/a Phillips Builders by agent Ruth Lyon are signed to the foregoing instrument and who is/are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, and who, upon oath, executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Given under my hand and seal this the 21st day of June, 2004.

Sharen L. Clevenger
Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $173,930.00.

Jeremy M Johnson
Jeremy Johnson, Affiant

Subscribed and sworn to before me, this the 21st day of June, 2004.

Sharen L. Clevenger
Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE