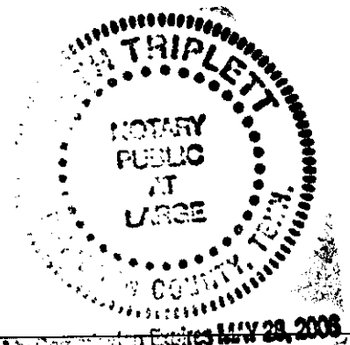
Box 13 # 9317

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,720.00

Julie P. Shaffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Shaffer	Daniel L. Shaffer	141-6C-48
(NAME) 4017 Stonybrook Drive	(NAME) 4017 Stonybrook Drive	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, TN 37221	
(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, a TN Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Shaffer and wife Julie P. Shaffer, 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:

Located in Davidson County, Tennessee, being Lot 4, RiverBridge Community, Phase 1B, as shown in Instrument 20030709-0094605, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corporation d/b/a Phillips Builders, a TN Corporation, by deed of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4017 Stonybrook Drive, 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.

Davidson County DEEDWARR
Recvd: 08/04/04 15:31 2pgs
Fees:13.00 Taxes:579.86
20040804-0093873

Witness my hand this 12th day of July, 2004.

Beazer Homes Corp. D/B/A Phillips Builders, a TN Corporation

By: Ruth Lyon, agent

Beazer Homes Corp. D/B/A Phillips Builders, a TN Corporation

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the Agent of the corporation, and that he/she as such Agent executed the forgoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as Agent.

Witness my hand and official seal at Nashville, Tennessee this 12th day of July, 2004.

Commission expires: May 28, 2006

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 28, 2006