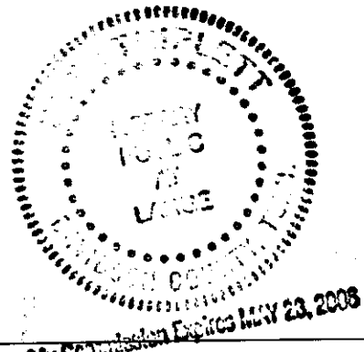
Box 13 #8411

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,234.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2004.

Notary Public

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

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Sisk	Countrywide Home Loans	173-16A-66
(NAME)	(NAME)	
3616 Coles Branch Drive	3011 Armory Drive Suite 120	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37204	
(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. dba Phillips Builders, A Beazer Homes Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Sisk and wife, Melinda K. Sisk, 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. 79 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2, and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford, of record in Instrument No. 20020510-0058108, and by deed from David E. Stephens and wife, Sherry J. Stephens in Instrument No. 20020510-058109, and by deed from Covenant Community, a Tennessee general partnership of record in Instrument No. 20020510-0058110, and by deed from William R. Huffman a/k/a Billy Ray Huffman, et al. of record in Instrument No. 20020510-0058112, 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 3616 Coles Branch Dr., 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: 08/13/04 10:58 2pgs
Fees:13.00 Taxes:589.17
20040813-0098097

Witness my hand this 26th day of July, 2004.

Beazer Homes Corp. dba Phillips Builders, A Beazer Homes Company

By: Ruth Lyon, agent

Beazer Homes Corp. dba Phillips Builders, A Beazer Homes Company

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the 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 Beazer Homes Corp. dba Phillips Builders a corporation, and that he/she as such Agent executed the foregoing 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 26th day of July, 2004.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires MAY 28, 2006