File #200450271

Davidson County DEEDWARR
Recvd: 10/01/04 10:08 2pgs
Fees:13.00 Taxes:461.92
20041001-0118392

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,843.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7-23-05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen M. George	Owner	Map 161-06-D
(NAME)	(NAME)	
3365 Harpeth Springs Drive	3365 Harpeth Springs Drive	Parcel 135.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **KRISTEN M. GEORGE, AN UNMARRIED WOMAN**, hereinafter called the GRANTEE, her 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 all of Unit No. 135, on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a condominium development, as shown by plat appearing of record in Instrument No. 20030213-0019999, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by General Warranty Deed dated September 10, 2002 of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032, Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, supplemented in Instrument No. 20030806-0111893; By-Laws of record in Instrument No. 20030218-0020999; Charter of Riverbridge Homeowners' Association of record in Instrument No. 20030218-0020998; Planned Unit Development Boundary of record in Instrument No. 20020709-0082561; Storm Water Detention Agreement of record in Instrument No. 20021217-0155374; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20030303-0027395; Easements and rights granted to Nashville, Chattanooga and St. Louis Railway as set forth of record in Book 1298, Page 244; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 7601, Page 415; all matters shown on plat of record in Instrument No. 20030213-0019999; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 3365 Harpeth Springs 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 GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 September, 2004.

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

Ruth Lyon, agent

By: Ruth Lyon

Its: Agent

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and 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 herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, a corporation, and that she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal, this 29th day of September, 2004.

Linda V. Jones

Notary Public

My Commission Expires: 7-23-05

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

(SEAL)

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076