WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 104

Davidson County DEEDWARR
Recvd: 10/01/04 14:02 2pgs
Fees:13.00 Taxes:451.57

20041001-0118645

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,045.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nora James	America's Wholesale Lender	Map 141-06-D
(NAME) 3367 Harpeth Springs Drive	(NAME) 750 Old Hickory Boulevard, # 180	Parcel 136
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(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 TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NORA JAMES, UNMARRIED,** 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 Unit No. 136 on the Plan of Riverbridge Community, of record in Instrument #20030213-0019999, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by deed dated September 10, 2002 from Vanderbilt University of record in Instrument #20020912-0110994, said Register's Office.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20030213-0019999, said Register's Office; (c) Bylaws of record in Instrument #20030218-0020999 and Instrument #20030218-0020987, said Register's Office; (d) restrictive covenants of record in Instrument #20030205-0016044, Instrument #20030303-0027396, Instrument #20030806-0111893 and Instrument #20030205-0016032, said Register's Office; and (e) easements of record in Instrument #20021217-0155374, Book 1298, page 244 and Book 7601, page 415, said Register's Office.

unimproved ☐

This is improved ☒ property known as 3367 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 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.

Witness my hand this 28th day of September, 2004.

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

By: Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public for said County and State, personally appeared RUTH LYON, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Agent of Beazer Homes d/b/a Phillips Builders, a Tennessee corporation, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Agent.

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

Commission expires:

Kathy Snider

Notary Public

