WARRANTY DEED

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

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,720.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAZE E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Tracey L. Lundy	First Franklin Financial Corp.	149-15A
(NAME)	(NAME)	
2441 Edencrest Drive	2150 North First Street	383.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Jose, CA 95131	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRACEY L. LUNDY, A SINGLE PERSON**, 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:

Being Lot No. 53 on the Plan of Cambridge Forest, Phase 4, as of record in Inst. No. 20020813-0098017, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders by deed from Danco Property Investments, LLC, of record in Inst. No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

(b) Charter of record in book 10343, Page 769, Register's Office of said County; (c) bylaws of record in Inst. No. 20020221-0022798, Register's Office of said County; (d) restrictive covenants of record in Book 10332, Page 1; Book 10774, Page 723; and Inst. No. 20021023-0130058, Register's Office of said County; (e) Quitclaim Deed to Homeowners Association of record in Inst. No. 20030630-0090226, Register's Office of said County; (f) easements of record in Book 1207, Page529; Book 1147, Page 148; Book 7453, Page 445; Book 8795, Page 158; Book 7632, Page 962, Register's Office of said County; and (g) subject to all matters as set forth on the Plan of record in Inst. No. 20020813-0098017, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 2441 Edencrest Drive, 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.

Witness my hand this 30th day of September, 2004.

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, agent

Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 10/04/04 11:26 2pgs
Fees:13.00 Taxes:613.18

20041004-0119134

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, **Ruth Lyon**, who acknowledged herself to be the Agent of Beazer Homes Corp. d/b/a Phillips Builders, a corporation, and that she, as such Agent, being authorized so to do, 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 on this the 30th day of September, 2004



Commission expires:

Kaz E. Arbogast

Notary Public