WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/04 13:43 2pgs
Fees:13.00 Taxes:467.68

20041004-0119225

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9-22-07

ANGIE VALENTINI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY + RETURN TO:
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Yockey	Countrywide Home Loans	141-06-D-133.00
(NAME)	(NAME)	
3361 Harpeth Springs Drive Townhome	3011 Armory Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Yockey, 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 Unit Number 133 on the Plan of Riverbridge Community Townhomes, as of record at Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beazer Homes Corp. D/B/A Phillips Builders by deed from Vanderbilt University dated September 10, 2002 and filed for record at Instrument No. 20020912-0110994, said Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. 2004 Taxes and subsequent years, a lien not yet due and payable.
2. 2004 Davidson County Taxes are estimated to be in the amount of $1151.04.
3. Any and all matters as shown on the plan of record in Plat Book at Instrument No. 20030213-0019999, said Register's Office for Davidson County, Tennessee.
4. Subject to Common Area Conveyances of record at Instrument No. 20030303-0027398 and at Instrument No. 20030806-0111892, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3361 Harpeth Springs Drive Townhome, 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.

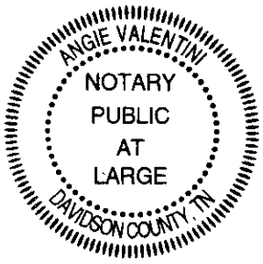
Ruth Lyon, agent

Beazer Homes Corp.Dba Phillips Builders
By Ruth Lyon
Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged the he executed the within instrument for the purposes therein contained and who further acknowledged the he is the authorized agent of Beazer Homes Corp D/B/A Phillips Builders and the he is authorized by Beazer Homes Corp D/B/A Phillips Builders to execute this instrument on its behalf by himself as such authorized agent.

Witness my hand and seal at Davidson TN, this 29th day of September 2004



Angie Valentini

my commission expires 9-22-07