Davidson County DEEDWARR
Recvd: 02/24/05 10:02 2 pg:
Fees:13.00 Taxes:448.34

20050224-0020335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,173.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Rebecca Ann Peeler	First Horizon Home Loan Corporation dba First Tennessee Home Loans	141-06-0-D
3435 Harpeth Springs Drive	P.O. Box 146	GROUP
Nashville, Tennessee 37221	Memphis, TN 38101	PARCEL 169.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty One Thousand One Hundred Seventy Three Dollars and Zero Cents ($121,173.00), 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. dba Phillips Builders, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Rebecca Ann Peeler, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Unit No. 169 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation, by deed dated September 10, 2002, from The Vanderbilt University, a Tennessee not for profit corporation, of record as Instrument No. 20020912-0110994 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 3435 Harpeth Springs Drive, Nashville, TN 37221

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, his/her heirs and assigns forever; and Grantor does covenant 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 Grantor does further covenant and bind itself, it successor and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/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 my hand this 17th day of February, 2005.

Beazer Homes Corp. dba Phillips Builders, a Tennessee corporation

By: Teresa Shipman

Title: Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Teresa Shipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Agent of Beazer Homes Corp. dba Phillips Builders, the within named bargainor, 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 as Agent.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2005.

Commission expires: 10/ 12/05

Mitchell A. Watts

Notary Public

