# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/28/05 13:38 2 pgs
Fees:13.00 Taxes:564.58
20050228-0021603

STEPHEN W. ARTHUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

File No. 17700-1

The actual consideration or value, whichever is greater, for this transfer is **$152,590.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2005.

Notary Public

My commission expires: 5/30/07

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Brandon Denton**<br>**Jessica Denton** | **Beazer Mortgage Corporation** | **062-02-0-B-124co** |
| **3356 Cain Harbor Drive** | **4344 Kenilwood Drive** | |
| **Nashville, TN 37214** | **Nashville, TN 37204** | |

FOR AND IN 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

**Brandon Denton and Jessica Denton, husband and wife**

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 Lot No. 57 on the Plan of the First Amendment to Abbington Park, Phase One - Section Three, a Planned Unit Development, as of record in Instrument No. 20040728-0090230, 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 part of the same property conveyed to Beazer Homes Corp. D/B/A Phillips Builders, a Tennessee corporation, by Warranty Deed from J. E. Stevenson, Trustee, of record in Instrument No. 20011005-0108947, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030213-0020075 and supplemental for Phase One, Section Three, in Instrument No. 20040518-0058461, said Register's Office; Declaration of Restrictions of record in Instrument No. 20010402-0031520, said Register's Office; Covenants and Conditions of record in Instrument No. 20000720-0071648, said Register's Office; By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

This is improved (X) Unimproved (____) property, known as **3356 Cain Harbor Drive, Nashville, TN 37214**

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 convenant 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 its hand(s) this **25th** day of **February, 2005.**

**Beazer Homes Corp. d/b/a Phillips**

By:
**Teresa Shipman, Agent**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public, within and for 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 herself to be the Agent of the Beazer Homes Corp. d/b/a Phillips Builders, within named bargainor, a corporation, and that he/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 such Agent.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2005.**

**Notary Public**

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**My Commission Expires:** 3/25/06