Davidson County DEEDWARR
Recvd: 03/28/05 11:28 2 pgs
Fees:13.00 Taxes:446.11

20050328-0032663

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,570.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/21/08

(AFFIX SEAL)

MAURY COUNTY, TENN. NOTARY PUBLIC AT LARGE AMANDA S. WILLIAMS

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 390 Mallory Station Road, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacie M. Simmons	Fifth Third Mortgage Company	P/O 161-272
(NAME)	(NAME)	
5845 Nolensville Pike 142	P.O. Box 110160	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Orange Ca 92856	
(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., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STACIE M. SIMMONS, 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. 38 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No.20041021-0126776; rerecorded Instrument No. 20041025-0128065, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed from Shadow Glen Residential, L.P., a Tennessee limited partnership of record in Instrument No. 20040312-0028654; and Instrument No. 20041019-0125714, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike 142, Nashville, TN 37211

(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 our hands this 25th day of March, 2005.

Beazer Homes Corp., a Tennessee Corporation
By: Ruth Leyva, agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Ruth Lyons** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the Agent of **BEAZER HOMES CORP., A TENNESSEE CORPORATION**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **BEAZER HOMES CORP., A TENNESSEE CORPORATION** by him/herself as Agent.

Witness my hand and official seal at Brentwood , Tennessee this 25th day of March, 2005

Commission expires: 11/21/09

Notary Public

AMANDA S. WILLIAMS
NOTARY PUBLIC AT LARGE
MAURY COUNTY, TENN.