WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/05 09:56 2 pg:
Fees:13.00 Taxes:546.82

20050401-0035316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,790.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Wheelock	SAME	173-16-A-79
(NAME)	(NAME)	
3653 Coles Branch Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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.,

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

Karen Wheelock and husband, Edmund Wheelock,

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, Lot No. 192 on the Plan of Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1, of record in Instrument 20030213-0020016, corrected in Instrument No. 20031120-0169641, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said property.

BEING part of the same property conveyed to Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, by Warranty Deed from Tony W. Weatherford and wife, Tina R. Weatherford, of record in Instrument No. 20020510-0058108, and by deed from David E. Stephens and wife, Sherry J. Stephens, in Instrument No. 20020510-0058109, and by deed from Covenant Community, a Tennessee general partnership, of record in Instrument No. 20020510-0058110, and by deed from William R. Huffman AKA Billy Ray Huffman, et al, of record in Instrument No. 20020510-0058112, and by deed from Covenant Community, a Tennessee general partnership, of record in Instrument No. 20040506-0051980, Register's Office for Davidson County, Tennessse.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 3653 Coles Branch 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 March, 2005.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be agent, of Beazer Homes Corp., the within named bargainor, a corporation, and that she as such agent 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 at Nashville, Tennessee this 30th day of March, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

