Davidson County DEEDWARR
Recvd: 06/22/05 11:26 2 pg
Fees:13.00 Taxes:586.12

20050622-0071500

File No. 250501506

WARRANTY DEED

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,410.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-8-07
(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Scales	Cynthia Scales	149-15-A-338
(NAME)	(NAME)	
712 Castleton Court	Same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Beazer Homes Corp. dba Phillips Builders, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia Scales and Brian Scales,* HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

***Wife and Husband**

Being Lot No. 62 on the Plan of Cambridge Forest, Phase Four, as of record in Instrument NO. 20020813-0098017, 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 the same property conveyed to Beazer Homes Corp. dba Phillips Builders by deed from Danco Property Investments, LLC dated 1-28-02 and recorded on 2-8-02 of record in Instrument #200202080017194, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 712 Castleton Court, 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 2nd day of June, 2005.

Beazer Homes Corp. dba Phillips Builders

By: _____

Attest: _____

Witness our hands this 2nd day of June, 2005.

Beazer Homes Corp. dba Phillips Builders

By: Ruth Lyon, agent

Attest:

STATE OF TN

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon his oath acknowledged he to be the Agent of Beazer Homes Corp. dba Phillips Builders the within named bargainer, a corporation, and that, she as such Agent, being authorized 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 at office this 2nd day of June, 2005.

Commission expires: 12/15/07

Notary Public

MICHAEL A. WRATHER
NOTARY AT LARGE
RUTHERFORD COUNTY, TN

File Number: 250501506

RETURN TO:
Cumberland Title
2630 Memorial Blvd
Murfreesboro, TN 37129