File No. 250401198

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/05/05 12:20 2 pgs
Fees:13.00 Taxes:611.61
20050705-0076760

KIMBERLY A. BAEZ
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario J. Sangermano	SunTrust Mortgage, Inc.	P/O 052-00-0-054.00
(NAME)	(NAME)	
3075 Delta Queen Drive	201 Fourth Avenue N, 7th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(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, ITS, **Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mario J. Sangermano and wife, Kristine Joy Sangermano**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 92, on the Final Plat, Abbington Park, Phase One - Section Four, as shown by plat appearing of record in Instrument No. 20050110-0003256, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by Warranty Deed dated September 30, 2003 of record in Instrument No. 20031002-0145230, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075 and in Instrument No. 20050201-0011849; By-Laws of record in Instrument No. 20030303-0027406; Charter for Homeowners' Association of record in Instrument No. 20030303-0027405; Quitclaim Deed to Homeowners' Association for common areas of record in Instrument No. 20050201-0011847; Storm Water Detention Agreement of record in Instrument No. 20030109-0004246; all matters shown on plat of record in Instrument No. 20050110-0003256; all in the Register's Office for Davidson County, Tennessee.

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 3072 Delta Queen Drive, Nashville, TN 37214
(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 24th day of June, 2005.

Beazer Homes Corp. d/b/a Phillips Builders

By: Teresa Shipman, agent

Teresa Shipman, Agent

STATE OF TENNESSEE

COUNTY OF SUMNER

STATE of Tennessee
COUNTY of Davidson

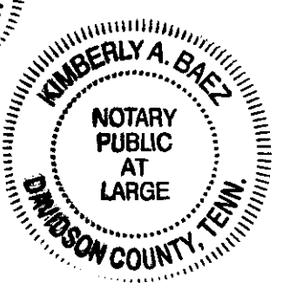
Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of June, 2005.

Commission expires: November 22, 2008



Kim Baez — Notary Public



File Number: 250401198

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066