File No. [redacted]1067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,460.00

Patricia Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JULY, 2005.

MELINDA M. BROOKS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 25, 2006

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 07/15/05 10:37 2 pg
Fees:13.00 Taxes:586.30

20050715-0082256

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry L. Johnson Jr.	Realty Mortgage Corporation	149-15-0-A-344.00C0
(NAME)	(NAME)	
2405 Edencrest Drive	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, Tennessee 37027	
(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, IT, **Beazer Homes Corp.**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry L. Johnson Jr., and Patricia A. Johnson, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 68, on the Plan of Phase Four, Cambridge Forest, as shown by plat appearing of record in Instrument No. 20020813-0098017 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. dba Phillips Builders by Warranty Deed dated January 28, 2002 of record in Instrument No. 20020208-0017194, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10332, Page 1, Book 10774, Page 723, and in Instrument No. 20021023-0130058; all matters shown on the plan of record in Instrument No. 20020813-0098017 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 2405 Edencrest 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 GRANTEE(S), THEIR 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), 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 5th day of July, 2005.

Beazer Homes Corp.

By: Ruth Lyon, agent

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, 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 her self to be the agent of Beazer Homes Corp., the within named bargainor, a corporation, and that she as such agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as agent.

Witness my hand at office this 5th day of July, 2005.

Commission expires: 8/10/08

Melissa R. Atkin

Notary Public

MELISSA R. ATKIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: [redacted]1067

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167