WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/10/05 11:36 2 pgs
Fees:13.00 Taxes:477.30
20050810-0094724

Karen L. Rusty Notary Public State of Tennessee Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

D-0549

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Palermo	Wilmington Finance, a division of AIG Federal Savings Bank	part of 161-00-0-272.00
(NAME)	(NAME)	
5845 Nolensville Pike, Unit 309	401 Plymouth Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Plymouth Meeting, PA 19462	
(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 Robert C. Palermo, 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. 90 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. 20040315-0029248, as amended in Instrument Nos. 20040713-0083179; 20041021-0126776; 20041025-0128065; 20050118-0005927; 20050317-0029206; 20050425-0045905; and 20050520-0056887, Register's Office said County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed from Shadow Glen Residential, L.P., a Tennessee limited partnership, dated January 12, 2005, of record in Instrument No. 20050114-0005176, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike Unit 309, 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 my hand this 13th day of July, 2005.

Beazer Homes Corp., a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

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/her oath (s) acknowledged himself/herself to be the Agent respectively of the Beazer Homes Corp., a Tennessee Corporation the within named bargainor, and corporation, and that he/she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent .

Witness my hand and official seal at office at Brentwood, Tennessee on this the 13th day of July, 2005

Notary Public

My Commission Expires: 6-22-08

Karen L. Trusty
State of Tennessee
Notary Public
Rutherford County

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027