File No. 250700599

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,799.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/19/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel A. Herman	Mortgage Investors Group	Map 064-00-0-025.00 Part of
(NAME)	(NAME)	
1817 Woodland Farms Court	8320 E. Walker Springs Ln, St 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, Tennessee 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/25/05 10:32 2 pgs
Fees:13.00 Taxes:976.06

20050825-0101513

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, WE, Beazer Homes Corp., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel A. Herman and Ashley S. Herman, 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:

BEING Lot No. 51, Merritt Downs Section Three, as shown by plat of record in Instrument # 200406290076758, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Beazer Homes Corp. by deed from Gilbert S. Merritt, Jr., Dated 01/07/2004 and Filed on 01/07/2004 of record in Instrument # 20040107-0002886, Register's Office for said County.

Restrictive Covenants of record in Instrument # 200107020069864 and 200407160085315, Register's Office of said County

Charter of Homeowner's Association as shown of record in Instrument # 200111270129417, Register's Office for said County.

By-Laws as shown of record in Instrument # 200106080060786, Register's Office for said County.

Easement to Cumberland Utility as shown of record in Book 4910, Page 838, Register's Office for said County.

Easement for Ingress and Egress as shown of record in Deed Book 5699, Page 537, Register's Office for said County.

Sewer and Drainage Easement as shown of record in Instrument # 200012080121300, 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 1817 Woodland Farms Court, Old Hickory, TN 37138
(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 19th day of August, 2005.

Beazer Homes Corp., a Tennessee Corporation

By: ~~Ruth Lyon, Agent~~ Stephanie Finol, agent

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ~~Ruth Lyon~~ Stephanie Finol with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp., a Tennessee Corporation the within named bargainer, a corporation, and that, ~~Ruth Lyon~~ Stephanie Finol as such Agent, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by ~~Ruth Lyon~~ Stephanie Finol as such Agent.

Witness my hand at office this 19th day of August, 2005.

Commission expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

Notary Public

File Number: 250700599

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122