# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/05 08:34 2 pgs
Fees:13.00 Taxes:963.01
20050908-0107871

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$260,272.00.**

Rebecca Brucell Seagraves
Affiant

Subscribed and sworn to before me this 7th day of September, 2005

Notary Public
My Commission expires: (Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Rebecca Brucell Seagraves | SAME | 064-08-0-A-090.00CO |
| 1821 Woodland Farm Court | | |
| Old Hickory, TN 37138 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Beazer Homes Corp., a Tennessee Corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rebecca Brucell Seagraves, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 52 on the plan of Merritt Downs, Section 3, of record in Instrument Number 20040629-0076758, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Beazer Homes Corp., by deed from Gilbert S. Merritt, Jr., on January 6, 2004, of record in Instrument Number 20040107-0002886, Register's Office for County, Tennessee.**

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 064-080-A-090.00.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040629-0076758, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010604-0057881; and Instrument Number 20010702-0069864; and Instrument Number 20040716-0085315; and Instrument Number 200411230140102, Register's Office for Davidson County, Tennessee.
- Easement for Utilities of record in Book 4910, page 838, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 5699, page 537, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Instrument Number 20001208-0121300, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20010608-0060785; and Instrument Number 20011127-0129417, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record in Instrument Number 20040716-0085316, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20010608-0060786, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1821 Woodland Farm Court, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 6, 2005.

**Beazer Homes Corp., a Tennessee Corporation**

**BY:** Stephanie First, agent

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of September, 2005, before me, appeared Stephanie First, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Agent of Beazer Homes Corp., a Tennessee Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Stephanie First, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/20/06