WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/12/05 13:59 2 pgs
Fees:13.00 Taxes:475.51

20051012-0123019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,515.00

Christine Brisbin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

DAVIDSON COUNTY, TN NOTARY PUBLIC ANDREW P. GRISHAM

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maureen J. Anderson	Maureen J. Anderson	161.16-0A-0142.00
(NAME) 5845 Nolensville Pike Condominium 512	(NAME) 5845 Nolensville Pike Condominium 512	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maureen J. Anderson, 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. 512 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 CORRECTED AT INSTRUMENT NOS. 20040317-0030572, 20040713-0083179, 20040720-0086706 AND 20040720-0086707, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY SPECIAL WARRANTY DEED FROM SHADOW GLEN RESIDENTIAL, L. P., A TENNESSEE LIMITED PARTNERSHIP TO BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED ON THE 12TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040312-0028654; SPECIAL WARRANTY DEED FROM SHADOW GLEN RESIDENTIAL, L. P., A TENNESSEE LIMITED PARTNERSHIP TO BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED ON THE 9TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040709-0082047; SPECIAL WARRANTY DEED FROM SHADOW GLEN RESIDENTIAL, L. P., A TENNESSEE LIMITED PARTNERSHIP TO BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED ON THE 19TH DAY OF OCTOBER, 2004 IN INSTRUMENT NO. 20041019-0125714; SPECIAL WARRANTY DEED FROM SHADOW GLEN RESIDENTIAL, L. P., A TENNESSEE LIMITED PARTNERSHIP TO BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED ON THE 14TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050114-0005176 AND SPECIAL WARRANTY DEED FROM SHADOW GLEN RESIDENTIAL, L. P., A TENNESSEE LIMITED PARTNERSHIP TO BEAZER HOMES CORP., A TENNESSEE CORPORATION AS RECORDED ON THE 15TH DAY OF MARCH, 2005 IN INSTRUMENT NO. 20050315-0028399, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike Condominium 512, 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 29th day of September, 2005.

agent

Beazer Homes Corporation

NOTARY AFFIDAVIT

State of TENNESSEE, County of DAVIDSON }SS:

On September 29, 2005 before me, the Undersigned, a Notary

Public in and for said state, personally appeared STEPHANIE FINOL

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)



Signature

Printed name: ANDREW P. GRISHAM

My commission expires: 5.14.08