STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,760.00

Alison Jean Hovey Guneyik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2005.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/08/05 14:40 2 pgs
Fees:13.00 Taxes:654.01
20051108-0135456

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Alison Jean Hovey Guneyik	Wachovia Mortgage Corporation	062-02-0-B
3333 Cain Harbor Drive	210 Wildwood Parkway Suite 100	GROUP
Nashville, Tennessee 37214	Birmingham, Alabama 35209	PARCEL 108.00 CO

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Six Thousand Seven Hundred Sixty dollars and Zero cents ($176,760.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alison Jean Hovey Guneyik and husband, Tevfik Guneyik, 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.

BEING Lot No. 37 on the Plan of First Amendment, Abbington Park, Phase One, Section Three, of record as Instrument No. 20040728-0090230 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation, by deed dated October 3, 2001, from J.E. Stevenson, Trustee, of record as Instrument No. 20011005-0108947 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

This is:

unimproved ☐

improved ☒ property known as 3333 Cain Harbor Drive, Nashville, Tennessee 37214

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 in fee simple forever. Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

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 3rd day of November, 2005.

Beazer Homes Corp. d/b/a Phillips Builders

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a 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 herself to be Agent of Beazer Homes Corp. d/b/a Phillips Builders, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2005.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN