Davidson County DEEDWARR
Recvd: 02/22/06 08:45 2 pgs
Fees:13.00 Taxes:592.00

20060222-0020421

**Prepared By & Return To:**
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

06-0161

SCOTT B. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **160,000.00**

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF FEBRUARY, 2006.

Notary Public

Commission Expiration:

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**ADDRESS OF NEW OWNER:**
Shelle Braden
4151 Longfellow Drive
Nashville, Tennessee 37214

**SEND TAX BILLS TO:**
new owner

**MAP-PARCEL:**
05200005400

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# WARRANTY DEED

FOR AND IN 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.,dba PHILLIPS BUILDERS**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELLE BRADEN, 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 Lot No. 190 on the Plan of Abbington Park, a Planned Unit Development, Phase I, Section 4, of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

This conveyance is subject to Declaration of Covenants, Condition, and Restrictions, of record in Instrument No. 20030213-0020075 and supplemental for Phase One, Section Three, in Instrument No. 20050201-0011849, said Register's Office; Declaration of Restrictions of record in Instrument No. 20010402-0031520, said Register's Office; Covenants and Conditions of record in Instrument No. 20000720-0071648, said Register's Office; By-Laws of record in Instrument No. 20030303-0027406, said Register's Office; easements and setback lines as set forth on the above plan of record.

Being part of the same property conveyed to Beazer Homes Corp., dba Phillips Builders, on 09/30/2003 by deed from J.E. Stevenson, Trustee, filed for record on 10/02/2003 in Instrument No. 20031002-0145230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 4151 Longfellow Drive, Nashville, Davidson County, 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 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 3 day of February, 2006.

Ruth Lyons, agent
Beazer Homes Corp. dba, Phillips Builders

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this _____ day of _____, 2005.

_____
Notary Public

Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 2005, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public

Commission Expiration:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, Ruth Lyons, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Agent of Beazer Homes Corp. dba, Phillips Builders the within named bargainor, a corporation, and that she as such Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Agent.

Witness my hand and official seal at office this 3 day of February, 2006.

_____
Notary Public

Commission Expiration:

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
Expires JULY 24,2007