WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 13:01 2 pgs
Fees:13.00 Taxes:595.33
20060605-0066068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,901.00

Stacey J. Shotwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS FIRST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: Exp. 3/21/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Shotwell	Franklin American Mortgage Co.	Map 173-16-A
(NAME)	(NAME)	
3904 Stephens Ridge Way	501 Corporate Center, Ste 400	Parcel 221
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY SHOTWELL AND WIFE, STACY J. SHOTWELL,** 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. 194 on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument #20050714-0081683, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Beazer Homes Corp. by deed dated August 12, 2005 from Covenant Community of record in Instrument #20050815-0096258, said Register's Office. Said property had previously been conveyed to Covenant Community by deed recorded October 31, 1979 from Ruth P. Stephens of record in Book 5522, page 614, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Instrument #20050714-0081683 said Register's Office; (c) restrictive covenants of record in Instruments #20020514-0059176, #20030313-0033781, #20050308-0025065, #20050930-0117906 and #20050930-0117904, said Register's Office; (d) Bylaws of record in Instrument #20030303-0027389, said Register's Office; and (e) easements of record in Book 5460, page 992 and in Instrument #20020320-0034487, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3904 Stephens Ridge Way, Antioch, Tennessee 37013
(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 1st day of June, 2006.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, 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., 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 1st day of June, 2006.

Commission expires:

Kathy Snider
Notary Public

