WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Davidson County DEEDWARR
Recvd: 06/12/06 14:49 2 pgs
Fees:13.00 Taxes:699.30
20060612-0069875

THIS INSTRUMENT WAS PREPARED BY:
HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027

20060117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Pendergrast	Ownit Mortgage Solutions, Inc.	Map 033-03, Group B, Parcel 84.00
(NAME) 195 Ivy Hill Lane	(NAME) 11700 Great Oaks Way #360	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Alpharetta, GA 30022	
(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 Michael T. Pendergrast and wife Tonya D. Pendergrast, 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 Number 102, Dry Creek Farms, Phase 2, Section 2, of record in Instrument Number 200508250101280, said Register's Office.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by Deed from Ivy Hill Properties, LLC, a Tennessee Limited Liability Company, dated October 20, 2005, filed for record on October 26, 2005, in Instrument Number 200510260129041, Deed of Correction filed on March 2, 2006 of record on Instrument Number 200603020024290 and on March 10, 2006 of record in Instrument Number 200603100028176, said Register's Office.

Being part of the same property conveyed to Ivy Hill Properties, LLC, by Deed from Investors Land Partners, II, L.P., dated September 30, 2003 and of record in Instrument Number 200310010145054, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 195 Ivy Hill Lane, Goodlettsville, TN 37072

(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 5th day of June, 2006.

Beazer Homes Corp. a Tennessee Corporation

By: Ruth Lyon, Agent Ruth Lyon, agent

Beazer Homes Corp. a Tennessee Corporation

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Agent, respectively of the the within named bargainor, and corporation, and that he/she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of June, 2006.

My Commission Expires: 3/20/10

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

Notary Public

RETURN TO:

HomePlace Title, LLC
5560 Franklin Pike Circle
Suite 101
Brentwood, Tennessee 37027