Davidson County DEEDWARR
Recvd: 07/05/06 09:59 2 pgs
Fees:13.00 Taxes:485.91

20060705-0079856

Julian C. Cornett
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $131,328.00

Thomas E. Austin III
Affiant

Subscribed and sworn to before me, this 28th day of June, 2006.

Julian C. Cornett
Notary Public

My commission expires: May 24, 2010

THIS INSTRUMENT WAS PREPARED BY
Jackson M. Welch, Jr.
121 First Avenue South, Suite 200
Franklin, Tennessee 37064
(615) 790-8868

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas E. Austin, III	**Pinnacle Financial Partners**	**Map: P/O 161-00-0**
5845 Nolensville Pike #415	**7040 Carothers Parkway**	**Parcel: 272.00**
Nashville, Tennessee 37211	**Franklin, TN 37067**	

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 ACKNOWLEDGE, WE,

Beazer Homes Corp., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas E. Austin, III, 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:

Certain property in Davidson County, TN, described as Unit # 125, Bldg. 20, of Shadow Glen Town Homes, a Horizontal Property Regime located on Nolensville Road in Nashville, TN together with Easements as Established by Fifth Supplementary Declaration of Covenants. Condition and Restriction for the Townhomes of Shadow Glen Residential of record in Instrument No. 20050425-0045905. said Register's Office, and described in a Declaration of Covenants. Conditions & Restrictions recorded in Instrument No. 20040315-0029248. as supplemented in Instrument No. 20040713-0083179. Instrument No 20041021-0126776 as re-recorded in Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887 and Surveyor's Certificate of Correction of record in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and restrictions imposed upon and relating to the apartments property, co-owners and tenants of Shadow Glen Residential L.P., contained in the Declaration of Covenants. Conditions & Restrictions recorded in Instrument No. 20040315-0029248, as supplemented In Instrument No. 20040713-0083179, Instrument No. 20041021-0126776 as re-recorded in Instrument No. 20041025-0128065, Instrument No. 20050118- 0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887 and Surveyor's Certificate of Correction of record in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707 said Register's Office, and By-Laws appended thereto, said Registers Office, are incorporated herein and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by Warranty Deed from Shadow Glen Residential Partnership, a Tennessee General Partnership, formerly known as Shadow Glen Residential, L.P., a Tennessee Limited Partnership, of record in Instrument #20051103-0133144, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

Subject to flow of any streams on and across subject property.

Rights or claims of parties in possession not shown by the public records.

Any and all visible easements lying on or across the property.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

This is improved property known as 5845 Nolensville Pike #415, Nashville, Tennessee 37211.

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 in 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/our hand(s) this 28th day of June, 2006.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon, agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the agent for Beazer Homes Corp., a Tennessee Corporation the within named Grantors, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as agent for Beazer Homes Corp., a Tennessee Corporation.

Witness my hand, at office, this 28th day of June, 2006.

Julian C. Cornett
Notary Public

My Commission Expires: May 24, 2010

RETURN TO:
Cornett Title Services, LLC
9005 Overlook Boulevard
Brentwood, Tennessee 37027

