This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2040**

Davidson County DEEDWARR
Recvd: 07/14/06 11:28 2 pgs
Fees:13.00 Taxes:712.25
20060714-0085015

WARRANTY DEED

THIS INDENTURE, made and entered into this **June 30, 2006** ,by and between **Beazer Homes Corp.**, parties of the first part, and **Lesa K. Paige, a married woman, undivided 100% sole and separate property**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot 205, MAXWELL PLACE P.U.D., as shown on plat of record in Instrument No. 20050418-0042714 corrected at Instrument No. 20050614-0067855, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

Parcel ID # **176-0 27.00**
☒ Improved OR
☐ Unimproved property located at: **257 Maxwell Place, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Beazer Homes Corp.

By: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF **Tennessee**
COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, 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 such person to be Agent for **Beazer Homes Corp.**, the within named bargainor, a corporation, and that such Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Agent.

Witness my hand and Notarial Seal this 30th day of June, 2006

Notary Public
My Commission Expires: 3/10/07

Rev. July 5, 2006

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Owner's Name: **Lesa K. Paige**

and Address: **257 Maxwell Place, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Century 21 Mortgage

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$192,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **6/30/2006.**

Notary Public

My Commission Expires: 3/10/07

