Box 13 # 12081

# WARRANTY DEED




STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,840.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Pingxi Xu | Pingxi Xu | 173-16A-183 |
| (NAME) | (NAME) | |
| 3016 Hidden Creek Drive | 3016 Hidden Creek Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (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. d/b/a Phillips Builders, a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pingxi Xu and wife, Xiaojing Xi 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. 5 on the Plan of Hidden Creek, Phase 1, Section 2, as of record at Instrument No. 20030226-0025759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being Part of the same property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation, by deed of record in Instrument NO. 20020510-0058112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3016 Hidden Creek Drive, Antioch, TN 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.

Davidson County DEEDWARR
Recvd: 08/23/06 11:58 2 pgs
Fees:13.00 Taxes:591.41
20060823-0103890

Witness my hand this 18th day of August, 2006.

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation

By: Ruth Lyon, agent

Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee Corporation

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, A Notary Public in and for the state of Tennessee, of Davidson County aforesaid, 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 the **Agent** of the **Beazer** Homes, a Tennessee Corporation, and that she as such **Ruth Lyon** 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 18th day of August, 2006.

Commission expires: 5-24-08

VICKIE CARVER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

Notary Public