RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/06 10:28 2 pgs
Fees:13.00 Taxes:745.12
20061103-0136754

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,385.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAI KEHEW
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Francisco Rodriguez and Irma Rodriguez, husband and wife	Same	
(NAME)	(NAME)	
3509 Chandler Cove Way		Map 173.16-A
(ADDRESS)	(ADDRESS)	
Anticoh, TN 37013		Parcel 236.00
(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 **FRANCISCO RODRIGUEZ AND IRMA RODRIGUEZ, HUSBAND AND WIFE**, 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:

Being Lot 149 on Final Plat Hidden Creek, Phase 3, Section 2 of record as Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plats reference is hereby made for a more complete and accurate description of the foregoing property.

Being the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, from Covenant Community, a Tennessee General Partnership, by Warranty Deed dated August 12, 2005, recorded August 15, 2005, of record in Instrument No. 200508150096258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3509 Chandler Cove Way, Antioch, TN 37013

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 our hands this 27th day of October, 2006.

Beazer Homes Corp., a Tennessee corporation

By: Ruth Lyon, agent
Ruth Lyon - Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County mentioned, personally appeared Ruth Lyons, 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 an Agent of Beazer Homes 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 official seal at Nashville, Tennessee on this 27th day of October, 2006.

Commission expires: 9-16-09

Jai Kehew
Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY