# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,985.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13 #12649

**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 |
|---|---|---|
| Angela D. Jones | Sun-trust Mortgage, Inc ISAOA ATIMA | 033030B09100CO |
| (NAME) 105 Trailing Blossom Lane | (NAME) 201 Fourth Ave N/7th Floor | |
| (ADDRESS) Goodlettsville, Tennessee 37072 | (ADDRESS) Nashville TN 37072 | |
| (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 Angela D. Jones, 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:

Land in Davidson County, Tennessee, being Lot No. 95 as shown on the final plat of Dry Creek Farms, Phase 2, Section 2, dated August 11, 2005, prepared by Crawford Land Surveyors, P.C. 1929 Twenty-First Avenue South, Nashville, TN 37212, and of record as Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deed of record in Instrument No. 20060628-0077209, 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 105 Trailing Blossom 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.

Davidson County DEEDWARR
Recvd: 12/19/06 15:20 2 pgs
Fees:13.00 Taxes:621.54

20061219-0156388

Witness my hand this 14th day of December, 2006.

Beazer Homes Corp., a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon, Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of 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 himself/herself to be the agent of a corporation, and that he as such agent executed the forgoing instrument for the purposed therein contained, by signing the name of the corporation by himself as agent.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 2006.

Commission expires:
72509

Heidi Jo Clayton
Notary Public

