Davidson County DEEDWARR
Recvd: 06/20/07 15:38 3 pgs
Fees:18.00 Taxes:2375.58

20070620-0073879

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**MOORELAND TITLE COMPANY, LLC**
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238
(615) 782-0098

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $642,048.00

Anne O. Welton
AFFIANT

Subscribed and sworn to before me, this 19th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

**Address New Owners as Follows:** Beazer Homes Corp., Inc.
2910 Kraft Drive
Nashville, Tennessee 37204

**Send Tax Bills To:** SAME

**Map-Parcel Number:** P/O 186-31.00

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Burkitt Place Development, LLC, a Tennessee Limited Liability Company** ("Grantor") does hereby bargain, sell, transfer and convey unto **Beazer Homes Corp., Inc., a Tennessee Corporation** ("Grantee") its successors, representatives and assigns, property located in **Davidson County, Tennessee** and more particularly described as follows:

**Unit Nos. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28, on the Final Plat of Burkitt Place, Phase 2 C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary plat of record in Instrument No. 20070125-0010028, and further described and created as to each individual Unit in the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.**

**Being a portion of the property conveyed to Burkitt Place Development, LLC, by deed of record in Instrument No. 20050816-0096916 and Instrument No. 20050816-0096917, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to BEAZER HOMES CORP., INC., its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with BEAZER HOMES CORP., INC., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to BEAZER HOMES CORP., INC., its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Unit Nos. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28– The Village of Burkitt Place, Nashville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 14th day of June, 2007.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager

The Village of Burkitt Place
Unit Nos. 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 14th day of June, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

**Permitted Encumbrances**

1. County Taxes for 2007, have been pro-rated and shall be paid by Grantor, all subsequent years, a lien not yet due and payable.

2. Subject to all matters on plan of record in Instrument No. 20070125-0010028, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

4. Subject to all matters on PUD Boundary plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

5. Right of Way Easement of record in Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.

6. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

7. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060306-0025388, as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

9. Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee.

10. Charter for The Village of Burkitt Place Owners' Association, Inc. of record in Instrument No. 20070206-0015779, Register's Office for Davidson County, Tennnessee.