File No. 20070272

WARRANTY DEED

LURA BRADY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires July 24, 2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,390.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert N. Davis	Robert N. Davis	33-3B-60 CO
(NAME)	(NAME)	
170 Ivy Hill Lane	116 Hidden Point	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Hendersonville, TN 37075	
(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 Robert N. Davis and wife, Elizabeth A. Davis, 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 #34 as shown on the final plat of Dry Creek Farms, Phase 2, Section 2, of record in Instrument #20050825-0101280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp.,, a Tennessee corporation by deed from Ivy Hill Properties, LLC, a Tennessee limited liability company, recorded in Instrument # 20060710-0082242, Register's Office, Davidson County, Tennessee.

Subject to Easement of record in Instrument # 2003100-10145056, Book 10752, page 679, Book 3248, page 58, Book 7695, page 562, Book 4175, page 8, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument # 200310010145053, said Register's Office.

Subject to Deed for Open Space of record in Instrument # 200411050133611, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 170 Ivy Hill 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.

Witness my hand this 17th day of July, 2007.

Beazer Homes Corp.

By: Ruth Lyon, agent

Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 07/23/07 13:25 2 pgs
Fees:13.00 Taxes:586.04

20070723-0087185

File No. 20070272

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon with whom I am personally acquainted and who upon his/her oath acknowledged herself to be the Agent of Beazer Homes Corp. the within named bargainor, and corporation, and that she as such Agent being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent.

Witness my hand and official seal on July 17, 2007.

_____
Notary Public
My Commission Expires: _____



PREPARED BY AND/OR RETURN TO:
Sumner Title & Escrow, LLC
131 Indian Lake Blvd.
Suite 200
Hendersonville, TN 37075