WARRANTY DEED

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,236.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim Cort	**Taylor, Bean, & Whitaker Mortgage Corp.**	**176010B02200CO**
(NAME)	(NAME)	
156 Sophie Drive	**1417 N Magnolia Ave**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Ocala, FL 34475**	
(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

Kim Cort, an unmarried person

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 No. 213, Maxwell Place Subdivision, as shown on plat of record in Plat in Instrument 200504180042714, corrected in Instrument 200506140067855, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Beazer Homes Corp. a Tennessee Corporation by deed from Corinthian Custom Homes, Inc. of record in Instrument 200508050092627 on 08/04/2005 and filed for record on 08/05/2005, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as **156 Sophie 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.

Witness my hand this **10th** day of **October, 2007.**

Beazer Homes Corp., A Tennessee Corporation

By: Ruth Lyon, agent

Ruth Lyon as Agent for Beazer Homes Corp., A Tennessee Corporation

Davidson County DEEDWARR
Recvd: 10/16/07 10:35 2 pgs
Fees:13.00 Taxes:859.27

20071016-0122542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County in said State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon oath acknowledged himself to be the Agent (title of person signing) of the within named bargainor(s), a TN corporation, and he, as such Agent (title of person signing) being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the TN corporation by the said Ruth Lyon, Agent (title of person signing).

Witness my hand, at office, this 10th day of **October 2007.**

Notary Public

My Commission Expires:_____



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