WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/07 13:14 2 pgs
Fees:13.00 Taxes:749.64

20071121-0136440

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,605.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-14-2011

(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James A. Asker	Regions Bank d/b/a Regions Mortgage	Part of 186-31.00
(NAME)	(NAME)	
7834 Kemberton Dr. W	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Birmingham, AL 35244	
(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., Inc., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Asker, an unmarried man,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, Being Unit No. 18 of The Village of Burkitt Place, A Horizontal Property Regime as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070207-0016043, as amended in Instrument No. 20070208-0016738, and shown at Exhibit "B" to said amended Declaration, and being located upon Lot No. 1 on the Plan of Burkitt Place, Phase 2C, Cluster Lot Subdivision, of record in Instrument No. 20070125-0010028, as corrected in Instrument No. 20070214-0018953, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee limited liability company by Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings, and Mary Lou Holmes, dated August 15, 2005, of record in Instrument Number 20050816-0096916, Register's Office for Davidson County, Tennessee. Part of said property having been further conveyed to Beazer Homes Corp., Inc., a Tennessee Corporation by Deed from Burkitt Place Development, LLC, a Tennessee Limited Liability Company, dated June 14, 2007, of record in Instrument Number 20070620-0073879, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7834 Kemberton Dr. W, Nolensville, TN 37135

(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 20th day of November, 2007.

Beazer Homes Corp., Inc., a Tennessee corporation

By: Ruth Lyon, agent

Ruth Lyon, Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority of the state and 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 herself to be an Agent of Beazer Homes Corp., Inc., a Tennessee corporation, the within named bargainor, a corporation, and that she as such Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent. Witness my hand and seal this 20th day of November, 2007.

Commission expires: 1-20-2009

Lauren M Rickels

Notary Public

