File No. 271100192

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: June 30, 2011
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/07 16:12 3 pgs
Fees:18.00 Taxes:728.90
**20071204-0140580**

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Helene Blitz | Equity Services, Inc. | 196-00-0-031.00 |
| (NAME) | (NAME) | |
| 7814 Kemberton Drive West | 5711 Six Forks Road Ste 201 | |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | Raleigh, NC 27609 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BEAZER HOMES CORP., INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELENE BLITZ, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 8, Burkitt Place Phase 2C, also known as The Village of Burkitt Place, as described in Exhibit B of the Declaration of Protective Covenants, Conditions and Restrictions for The Village of Burkitt Place, of record in Instrument No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee Coporation, from Burkitt Place Development, LLC, a Tennesse Limited Liability Company, as shown of record in Instrument No. 20070410-0042915, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20070125-0010028, and 20050920-0113225, Register's Office of said County.

Restrictive Covenants of record in Instrument Nos.20070207-0016043, 20070208-0016739, 20060306-0025388, and 20070202-0014304 , Register's Office of said County.

Stormwater Easement as of record in Instrument No. 20060427-0048083, and 20070724-0087659, Register's Office of said County.

Sewer and Access Easement of record in Instrument No. 20050816-0096915, Register's Office of said County.

Right of way Easement of record in Instrument No. 20060317-0030915, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20070206-0015779, Register's Office for said County.

Utility Easement of record in Instrument No. 20050908-0105101, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7814 Kemberton Drive West, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 16th day of November, 2007.

Beazer Homes Corp., Inc., a Tennessee Corporation

By: Ruth Lyon, agent
Ruth Lyon, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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 her oath acknowledged herself to be the authorized agent of Beazer Homes, Inc., the within named bargainer, a Tennessee Corporation, and that, Ruth Lyon, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 16th day of November, 2007.

Commission expires: 5/24/08

Rebecca K. White
Notary Public

REBECCA K. WHITE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

**File Number: 271100192**

**RETURN TO:**
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

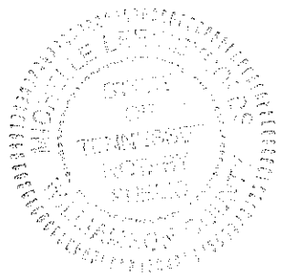
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle L. Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 29, 2011

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