File #2007513

Davidson County DEEDWARR
Recvd: 12/27/07 09:48 2 pgs
Fees:13.00 Taxes:803.87

20071227-0147673

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,261.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2007.

Notary Public

MY COMMISSION EXPIRES:
My Commission Expires May 24, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taryn Joy Zabel	SunTrust Mortgage, Inc.	MAP 186-04-B
(NAME)	(NAME)	
7827 Kemberton Drive West	P.O. Box 57028	PARCEL 41.00CO
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Irvine, CA 92619-7028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Beazer Homes Corp, Inc., a Tennessee corporation ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taryn Joy Zabel, an unmarried woman** , 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:

Land in Davidson County, Tennessee, being Unit No. 41 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision,as described and created as to each individual Unit in the Declaration of Protective Covenants,Conditions and Restricttions for the Village of Burkitt Place, a Horizontal property Regime with Private Elements, a PUD, as of record in Instrument 200702070016043, as amended in Instrument 200702080016738, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee Corporation by deed from Burkitt Place Development, LLC, a Tennessee Limited Libaility Company of record in Instrument 200707250088020, said Register's Office, dated July 23, 2007. And 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 of record in Instrument 200508160096916, said Register's Office, dated August 12, 2005.

This conveyance is subject to the following: Easements for Contribution Agreement in Book 3855, page 402, said Register's Office and Instrument 200508160096915; Easements for Access Agreement in Instrument 200603170030915; Easement for Sanitary Sewers and/or Storm Drainage,Water Mains, Pumps & Appurtenances in Book 3678, page 723; Warranty Deed to the State of Tennessee with respect to a project by the Tennessee Department of Transportation in Book 1481, page 273; Easement for United Telephone Company in Instrument 200606070067534; Declaration of Protective Covenants of Burkitt Place Phase 2C in Instrument 200702070016043, amended in Instrument 200702080016738; Cemetery located on property as described in Book 112, page 184, said Register's Office, and access thereto and rights of the general public with respect to said cemetery; All matters shown on the PUD Boundary in Instrument 200509200113225; Charter in Instrument 200702060015779; Rights of others in & to the common areas and/or elements; All matters shown on the Plan in Instrument 200701250010028, as corrected by Surveyor's Certificate of Correction in Instrument 200702140018953, all in the Register's Office for Davidson County, Tennessee.

Unimproved ()
This is improved (X) property, known as **7827 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 our hands this 21st day of December, 2007.

Beazer Homes Corp, Inc.

BY: Ruth Lyon, agent
Ruth Lyon
Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 the Agent of Beazer Homes Corp, Inc., a Tennessee corporation the within named bargainor, a corporation, and that she as such Agent, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Agent.

WITNESS my hand and official seal, this 21st day of December, 2007.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds