BK/PG:4407/742-743

07048878

DEED
10/23/2007 08:44 AM
BATCH 110728
MTG TAX 0.00
TRN TAX 737.04
REC FEE 10.00
DP FEE 2.00
REG FEE 1.00
TOTAL 750.04

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $199,200.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2007.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Selim Hammoud	**Selim Hammoud**	PO Map 186, Parcel 31
7517 Kemberton Ct	**9686 Sapphire Court**	
Nolensville, TN 37135	**Brentwood, TN 37027**	

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 ACKNOWLEDGE, 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

Selim Hammoud and Joumana Rahime, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 52 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat of record in Instrument 200701250010028, as corrected by Surveyors Certificate of Correction in Instrument 200702140018953, Register's Office for Davidson County, Tennessee, and further described and created as to each individual Unit in the Declaration of Protective Covenants,Conditions and Restrictions for the Village of Burkitt Place, a Horizontal Property Regime with Private Elements, a PUD, as of record in Instrument 200702070016043, Register's Office for Davdison County, Tennessee, and of record in Book 4188, page 878, Register's Office for Williamson Counthy, Tennessee, as amended in Instrument 200702080016738, Register's Office for Davidson County, Tennesssee and of record in Book 4188, page 871, Register's Office for Williamson County, Tennessee, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Beazer Homes Corp., Inc., a Tennessee Corporation by deed from Burkitt Place Development, LLC, a Tennessee Limited Liability Company of record in Instrument 200704100042915, said Register's Office, dated April 3, 2007. And being part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray, III, Frank M. McMurray and William M. McMurray of record in Instrument 200508160096917, said Register's Office, dated August 11, 2005. And further being part of the same property conveyed to Burkitt Place Development , LLC by deed from James N. McFarlin, et als, of record in Instrument 200508160096916, said Register's Office, dated August 15, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (X) unimproved (____) property known as 7517 Kemberton Ct, Nolensville, TN 37135.

Davidson County DEEDWARR
Recvd: 01/10/08 10:31 2 pgs
Fees:12.00 Taxes:0.00

20080110-0003127

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), their 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 in 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), 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/OUR HANDS EFFECTIVE AS OF October 17, 2007:

Teresa Shipman, agent
Beazer Homes Corp., Inc.

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Teresa Shipman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Agent of Beazer Homes, Inc., a Tennessee corporation, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 17th day of October, 2007.

Notary Public

My Commission Expires: 5-24-08

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, Teresa Shipman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for Beazer Homes and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 17th day of October, 2007.

Notary Public

My Commission Expires: 5-24-08

20071400R

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds