Lawyers Escrow

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,428.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHELLY ABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shelly Abell
My Commission Expires
March 20, 2010

MAIL **THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Bihr Helga G. Bihr	Robert F. Bihr Helga G. Bihr	186-4-B-38CO
(NAME)	(NAME)	
7833 Kemberton Drive West	7833 Kemberton Drive West	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(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 Robert F. Bihr and Helga G. Bihr, husband and wife, 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION MADE A PART HEREIN.

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 Liability Company of record in Instrument No: 20070725-0088020, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 7833 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 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 27th day of December, 2007.

Beazer Homes Corp.

Ruth Lyon, agent

Ruth Lyon, Agent

Davidson County DEEDWARR
Recvd: 01/11/08 12:43 3 pgs
Fees:18.00 Taxes:774.88

20080111-0003576

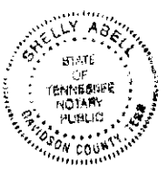
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of the Beazer Homes Corp., the within named bargainor, a corporation, and that she as such Agent being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Agent.

Witness my hand and official seal at Nashville, Tennessee this 27th day of December, 2007.

Commission expires:



Shelly Abell
My Commission Expires
March 20, 2010

Notary Public

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 38 on the Final Plat of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD Boundary Plat, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by 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 No. 20070207-0016043 and amended in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Burkitt Place, Phase 2C, a Cluster Lot Subdivision, Burkitt Place PUD, of record in Instrument No. 20070125-0010028, corrected in Instrument No. 20070214-0018953, and as set out on Exhibit "B" to the Amendment to the Declaration, of record in Instrument No. 20070208-0016738, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.