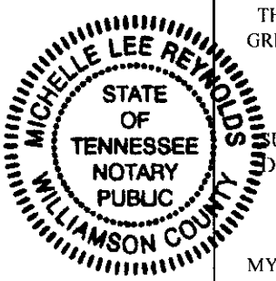
File No. 270801003

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/31/08 10:20 2 pgs
Fees:13.00 Taxes:769.60
20080131-0009938



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2008

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

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
Lui Tai	Lui Tai	186-04-0B-034.00
(NAME) 7841 Kemberton Dr. West	(NAME) 7841 Kemberton Dr. West	
(ADDRESS) Nashville, TN 37135	(ADDRESS) Nashville, TN 37135	
(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 **Lui Tai**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Unit No. 34, 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 as 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 Corporation, by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee Limited Liability Company, dated July 23, 2007, and of record in Instrument No. 20070725-0088020, Register's Office for said County.

And previously being part of the same property conveyed to Burkitt Place Development, LLC, a Tennessee Limited Liability Company, by deed from Benjamin R. McMurray, III, Frank M. McMurray, and William M. McMurray, dated August 16, 2005, of record in Instrument No. 20050816-0096917, and by deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, dated August 15, 2005, and of record in Instrument No. 20050816-0096916, all of record in Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20070207-0016043, and as amended in Instrument No. 20070208-0016738, Register's Office of said County.

Boundary Plats as shown of record in Instrument No. 20070125-0010028 and Instrument No. 20050920-0113225, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20060427-0048083, and Instrument No. 20070724-0087659, Register's Office for said County.

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

Right - of - Way Easement Agreement as shown of record in Instrument No. 20060317-0030915, Register's Office for said County.

Utility Easement as shown of record in Instrument No. 20050908-0108101, Register's Office for said County.

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

Restrictive Covenants of record in Instrument No. 20060306-0025388, Instrument No. 20070202-0014304, Instrument No. 20070207-0016043, and as amended in Instrument No. 20070208-0016738, 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 7841 Kemberton Dr. West, Nashville, 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), HIS 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), HIS 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 30th day of January, 2008.

Beazer Homes Corp., Inc.

By: Ruth Lyon, agent

Attest:

STATE OF TENNESSEE

COUNTY OF

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 Agent of Beazer Homes Corp., Inc., the within named bargainer, a corporation, and that, she, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2008.

Commission expires: 5/24/08

Rebecca K. Whitaker
Notary Public

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

MAR 24 2008

File Number: 270801003

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

Notary Seal present, but could not be reproduced.

Bill Garrett

Bill Garrett
Davidson County Register of Deeds