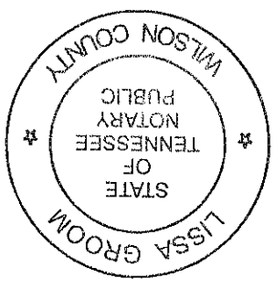
File No. 280701037

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-30-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 08/12/08 15:23 3 pgs
Fees:18.00 Taxes:617.53
20080812-0083033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alainna L. Stephens	Wachovia Mortgage, FSB (ISAOA/ATIMA)	
(NAME) 102 Ivy Hill Lane	(NAME) 1100 Corporate Center Drive	MAP/PARCEL 033-03-0B-001.00CO
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Raleigh, NC 27607-5066	
(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, **Beazer Homes Corp.,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Alainna L. Stephens, a married woman and Husband, Johnny A. Stephens**, hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1, Final Plat Dry Creek Farms, Section 2, as shown by plat of record in Instrument Number 20040210045040, 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. by Special Warranty Deed dated April 7, 2008 from Ivy Hill Properties, LLC of record in Instrument Number 200804070034709, Register's Office for said County.

Transmission Line Easement as shown of record in Deed Book 3248, Page 58, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 7695, Page 562, Register's Office for said County.

Easement Agreement as shown of record in Instrument Number 200310010145056, Register's Office for said County.

Restrictive Covenants of record in Instrument Number 200310010145053, and 200409210113624, and 200806110060336, Register's Office of said County.

Charter for Homeowner's Association of record in Instrument Number 200410050119646, Register's Office for said County.

Quit Claim to Homeowner's Association of record in Instrument Number 200411050133611, Register's Office for said County.

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

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 102 Ivy Hill Lane, Goodlettsville, TN 37072

(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), 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), 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 8th day of August, 2008.

Beazer Homes Corp.

By: Ruth Lyon, VP Mid West Mid Atlantic Region

Ruth Lyon, Vice President, Mid West & Mid Atlantic Region

STATE OF TENNESSEE

COUNTY OF WILSON

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. the within named bargainer, a corporation, and that, Ruth Lyon, being authorized to do executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 8th day of August, 2008.

Commission expires: 3/10/2012

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

Rebecca K White

Notary Public

File Number: 280701037

RETURN TO:

Cumberland Title

13026 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WILSON COUNTY
LISSA GROOM
STATE OF TENNESSEE
NOTARY PUBLIC
(SEAL)

Notary Public

My Commission Expires: 12/30/2008

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