Davidson County DEEDWARR
Recvd: 09/03/08 09:54 2 pg
Fees:13.00 Taxes:432.73

20080903-0090034

WARRANTY DEED

G-FC-08-549

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,955.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-22-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Smith	Guaranty Trust Company	
549 Bradburn Village Circle (ADDRESS)	316 Robert Rose Drive (NAME) (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37219 (CITY) (STATE) (ZIP)	164-6-B-25.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BEAZER HOMES CORP., A TENNESSE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEVIN W. SMITH, AN UNMARRIED MAN AND LACEY B. STONER, AN UNMARRIED WOMAN Tennants in Common with right of survivorship. hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 25, THE TOWNHOMES OF BRADBURN VILLAGE, AS SHOWN ON EXHIBIT "A-1" OF THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20070817-0098536, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEAZER HOMES CORP., A TENNESSEE CORPORATION BY WARRANTY DEED FROM STEPHEN J. KOZY RECORDED APRIL 11, 2006 IN INSTRUMENT NO. 20060411-0041787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070817-0098536, INSTRUMENT NO. 20060816-0101099 AND NO. 20070714-0084884. QUIT CLAIM FOR OPEN SPACE IN COMMON AREA AT INSTRUMENT NO. 20060823-0103545. CHARTER AT INSTRUMENT NO. 20060823-0103546. T.V.A TRANSMISSION EASEMENT IN BOOK 5799, PAGE 662. RIGHT OF WAY EASEMENT TO COLONIAL PIPELINE IN BOOK 3644, PAGE 317 AND BOOK 3670, PAGE 396. SUPPLEMENTAL RIGHT OF WAY AGREEMENT IN BOOK 4579, PAGE 913. GRANT OF TRANSMISSION LINE EASEMENT TO UNITED STATES OF AMERICA IN INSTRUMENT NOS. 20020905-0107384 AND 20020909-0109148. STORMWATER DETENTION AGREEMENT AT INSTRUEMENT NO. 20060608-0068199 AND GRANT OF EASEMENT AT INSTRUMENT NO. 20070622-0074712.

unimproved ( )
This is improved (X) property, known as 549 Bradbum Village Circle, Antioch, Tennessee 37013
(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), 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 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), 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 hand(s) this 22nd day of August, 2008.

Beazer Homes Corp., a Tennesse Corporation

By: Ruth Lyon, VP Mid West + Mid Atlantic Region
Ruth Lyon

Its: Vice President, Mid West & Mid Atlantic Region

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2008, before me personally appeared Ruth Lyon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President, Mid West & Mid Atlantic Region of Beazer Homes Corp., a Tennessee Corporation, the within named bargainor, and that he/she as such Vice President, Mid West & Mid Atlantic Region executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of August, 2008.

Notary Public

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave. South
Nashville, TN 37212
Phone: (615) 383-2903

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN