File No. 290300277

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090019958 DEEDWARR
Recvd: 03/26/09 10:49 2 pgs
Fees:13.00 Taxes:388.50
20090326-0027246

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Erin R. Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2009

Connie Beard
Notary Public

MY COMMISSION EXPIRES: 8-16-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin R. Mercer	Franklin American Mortgage Company	Map and Parcel 164-06-0B-031.00CO
(NAME) 561 Bradburn Village Circle	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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., a Tennessee Corporation**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Erin R. Mercer, unmarried**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 31, as shown on the Exhibit to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of BRADBURN VILLAGE, a Horizontal Property Regime with Private Elements, of record in Instrument 20060816-0101099, amended in Instrument 20070717-0084884 and restated in Instrument 20070817-0098536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by Deed dated April 11, 2006 from Stephen J. Kozay of record in Instrument Number 20060411-0041787, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants and Easements of record in Instrument Number 20080807-0081447, Instrument Number 20070817-0098536, Instrument Number 20070717-0084884, Instrument Number 20070622-0074712, Instrument Number 20060823-0103546, Instrument Number 20060608-0068199, 20060823-0103545, Instrument Number 20060816-0101099, Instrument Number 20020909-0109148, Instrument Number 20020905-0107384, Book 4728, Page 63, Book 4579, Page 913, Book 3644, Page 317 and Book 3670, Page 396, Register's Office for 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 561 Bradburn Village Circle, Antioch, TN 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), Her 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), Her 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 24th day of March, 2009.

Beazer Homes Corp.

By: Ruth Lyon, VP Mid West & Mid Atlantic Region
Ruth Lyon/Vice President, Mid West & Mid Atlantic Region

Attest: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Vice President, Mid West & Mid Atlantic Region of Beazer Homes the within named bargainer, a corporation, and that, she is authorized to execute the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24th day of March, 2009.

Commission expires: 8-16-09

Carrie Beard
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
CONNIE BEARD RUTHERFORD COUNTY

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RETURN TO:
Cumberland Title
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Smyrna, TN 37167