BILL GARRETT, Davidson County
Trans:T20090022672 DEEDWARR
Recvd: 04/06/09 11:02 2 pgs
Fees:13.00 Taxes:406.63
20090406-0031102

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 27th day of March, 2009.

Notary Public
My commission expires: 05/03/2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

06-0903-73420

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherria N. Brown	SunTrust Mortgage, Inc.	164-06-0-B 033.00CO
565 Bradburn Village Circle	201 Fourth Ave. N 7th floor	
Antioch TN 37013	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beazer Homes Corp., a Tennessee corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherria N. Brown, a single person, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 33, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by The Amended and Restated Declaration of covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deed from Stephen J. Kozy, dated April 11, 2006, recorded April 11, 2006, of record in Instrument No. 20060411-0041787, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 565 Bradburn Village Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 March, 2009.

Beazer Homes Corp.,
a Tennessee Corporation

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Vice President, Mid West & Mid Atlantic Region of Beazer Homes Corp., a Tennessee corporation, and that she is authorized by Beazer Homes Corp., a Tennessee corporation, to execute this instrument on its behalf by herself as such sole/proprietor/owner.

Witness my hand in Nashville, TN, this 27th day of March, 2009.

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jenifer L Wise
Notary Public
State of Tennessee at Large

My Commission Expires:
05/03/2010