Return to:

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

(1)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2009. Notary Public MY COMMISSION EXPIRES: 2011 (AFFIX SEAL)

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy H. Bolden Patricia M. Bolden	New Owner	114-7-A-45.CO
(NAME)	(NAME)	
2010 Traemoor Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beazer Homes Corp., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommy H. Bolden and wife, Patricia M. Bolden, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 45 of The Townhomes of Traemoor Village, as shown on Exhibit "A-1" of the Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Traemoor Village of record in Instrument No. 20080808-0081934, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING part of the same property conveyed to Beazer Homes Corp., A Tennessee Corporation by deed dated 7/6/06 from Louis McRedmond Investment Group, L.P., A Tennessee Limited Partnership of record in Instrument No: 20060711-0083332, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ■ property, known as 2010 Traemoor Village Drive, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 29th day of May, 2009.

Beazer Homes Corp.
Jackie Alexander, V.P.
Jackie Alexander, Vice President
Mid West & Mid Atlantic Region

BILL GARRETT, Davidson County
Trans:T20090036828 DEEDWARR
Recvd: 06/03/09 14:23 2 pgs
Fees:13.00 Taxes:795.13

20090603-0051310

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jackie Alexander with whom I am personally acquainted and who upon her oath acknowledged herself to be the Vice President of the Mid West & Mid Atlantic Region of the Beazer Homes Corp., the within named bargainor, a corporation, and that she as such Vice President of the Mid West & Mid Atlantic Region being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jackie Alexander as such Vice President of the Mid West & Mid Atlantic Region.

Witness my hand and official seal at Nashville, Tennessee this 29th day of May, 2009.

Commission expires:

Notary Public

SHELLY ABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Shelly Abell
My Commission Expires
March 20, 2010