(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,876.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090044573 DEEDWARR
Recvd: 07/02/09 12:29 2 pgs
Fees:13.00 Taxes:920.84
20090702-0061828

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Mail to: Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Vollet	Bank of America, N.A.	1410600C-12600CO
(NAME)	(NAME)	
3541 Harpeth Springs Drive	1400 Best Plaza Drive	
(ADDRESS)	(ADDRESS)	2009-0269
Nashville, TN37221	Richmond, VA 23227	
(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. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Vollet and wife, Mylinda M. Vollet, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 119, Final Plat Riverbridge, Phase 2, Section 1, of record in Instrument No. 200902050009854, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the property conveyed to Beazer Homes Corp. d/b/a Phillips Builders, a Tennessee corporation by warranty deed of The Vanderbilt University, a Tennessee not for profit corporation of record in Instrument No. 20020912-0110994, conveyance dated September 10, 2002, Register's Office of Davidson County, Tennessee.

Subject to: Property taxes have been prorated with said Grantee paying prorate portion to said Grantor who will be responsible for tax when same become due and payable. 2009 Tax a lien against said property but are not yet due and payable. Portion of Map 141.00-0-036.00 Declaration, covenants, conditions and restrictions of record in Instrument No. 200302050016044; amended in Instrument No. 200303030027396; supplemented by Instrument No. 200903170023975 and Instrument No. 200308060111893, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument No. 200302180020998, said Register's Office. By-Laws of record in Instrument No. 200302180020999, said Register's Office. Conveyance of Open Space of record in Book 200903170023974, said Register's Office. Stormwater detention agreement of record in Instrument No. 200212170155374, said Register's Office. Public utilities easement of record in Book 7601, page 415, said Register's Office. Stormwater detention agreement of record in Book 200311060163291, said Register's Office.

This property, known as 3541 Harpeth Springs Drive, Nashville, TN 37221
(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/our hand(s) this 24TH DAY OF JUNE, 2009.

Beazer Homes Corp.

BY: Ruth Lyon, VP Mid West & Mid Atlantic Region

Ruth Lyon, Vice President & Mid Atlantic Region

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Ruth Lyon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself Agent of Beazer Homes Corp., the within named bargainor, a corporation, and that Ruth Lyon, as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation herself as Agent of said corporation.

Witness my hand and official seal, this the 24th day of June, 2009.

Notary Public

My Commission Expires: 6-19-12

(SEAL)

KENDRA SAVAGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN