RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

BILL GARRETT, Davidson County
Trans:T20090045774 DEEDWARR
Recvd: 07/08/09 08:46 2 pgs
Fees:13.00 Taxes:771.58
20090708-0063692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,535.20

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eid Bastwros and Amal Bastwros	SunTrust Mortgage, Inc. (NAME)	MAP 141-060-C-119
3513 Harpeth Springs DR (ADDRESS)	1001 Semmes Avenue (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Richmond, VA 23224 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid 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 Eid Bastwros and Amal Bastwros, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 112, ON THE FINAL PLAT OF RIVERBRIDGE, PHASE 2, SECTION 1 OF RECORD IN INSTRUMENT 20090205000854, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DSCRIPTION.

* See attached

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

unimproved ( )
This is improved (X) property, known as 3513 Harpeth Springs Dr, 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 29th day of June, 2009.

Beazer Homes Corp.

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

State of Tennessee
County of

Before me, Connie Hooper, a Notary Public within and for the State and County aforesaid personally appeared , with whom I am personally acquainted an who upon his/her oath acknowledged himself/herself to be the Vice President respectively of the Beazer Homes Corp. the within named

WARRANTY DEED
(Continued)

bargainor, and that Vice President as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ruth Lyon as such Vice President.

Witness my hand and official seal at office in Nashville, TN on this the 26th day of June, 2009.

Connie Hooper

Commission expires:

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

* Being the same property conveyed to Beazer Homes Corp. dba Phillips Builders a Tennessee Corporation of record in Instrument No. 20020912011 0994, said Register's office. Parcel 36 Edey Davis Road / Southern Tract