WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,092.00

Nicholas Beazer

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2009.

Shelly Abell

Notary Public

MY COMMISSION EXPIRES: March 20, 2010
(AFFIX SEAL)

SHELLY ABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Shelly Abell
My Commission Expires
March 20, 2010

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
Elisha C. Mitchell Christopher E. Mitchell	Bank of America, N.A.	141-5-A-74.CO
(NAME) 776 Wolfeboro Lane	(NAME) 2018 Powers Ferry Road, #700	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Atlanta, GA 30339	
(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 Elisha C. Mitchell and Christopher E. Mitchell, wife and husband, 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 Lot No. 74 on the Plan of Avondale Park, Phase 1, Section 3 of record in Instrument No: 20090318-0024198, Register's Office for said County, to which plan 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 4/1/09 from Avondale Residential, Inc., A Tennessee Corporation of record in Instrument No. 20090406-0031264, 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 776 Wolfeboro Lane, 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 hand this 11th day of August, 2009.

Beazer Homes Corp.

Jackie Alexander, V.P.

Jackie Alexander, Vice President
Mid West & Mid Atlantic Region

BILL GARRETT, Davidson County
Trans: T20090056207 DEEDWARR
Recvd: 08/18/09 08:23 2 pgs
Fees: 13.00 Taxes: 825.44

20090818-0077434

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 11th day of August, 2009.

Commission expires:
March 20, 2010

Notary Public



Shelly Abell
My Commission Expires
March 20, 2010