290 800328

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/09 13:09 3 pgs
Fees:18.00 Taxes:699.61
20090831-0081514

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,085.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

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
Charles West Susan West	CWB Mortgage Ventures	141-5-A-261.CO
(NAME) 740 Gloucester Lane	(NAME) 2319 Crestmoor Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37219	
(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 Charles West and Susan West, husband and wife, 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. 261 on the Plan of Avondale Park, Phase 1, Section 4 of record in Instrument No: 20090318-0024196, 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, said Register's Office for Davidson County, Tennessee.

This property is subject to: County of DAVIDSON taxes for the year 2009 and subsequent years; Restrictions of record in Instrument No. 20020821-0100879, Instrument No. 20081203-0117452, and Instrument No. 20090331-0028791; Charter of Homeowner's Association as shown of record in Instrument No. 20081203-0117350; Transmission Line Easement of record in Book 4193, Page 903, and in Instrument No. 20060110-0003857; TVA Easement of record in 4118, Page 694, Book 4228, Page 635, and in Book 4273, Page 280; Water line Easement of record in Book 5738, Page 819, Book 5738, Page 832, and in Book 5811, Page 427, and in Instrument No. 20080818-0084836; Sewer line Easement of record in Book 7601, Page 400; Utility Easement of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640; Access Easement of record in Instrument No. 20041207; Storm water Detention Agreement Easement of record in Instrument No. 20071002-0117293; Partial Abandonment of Easement of record in Instrument No. 20080826-0087638; Right-of-way Easement of record in Book 1237, Page 674, and in Book 840, Page 540; Power Line Easement of record in Book 787, Page 7; All matters as set forth per Instrument No. 20090318-0024196, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 740 Gloucester 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 28th day of August, 2009.

Beazer Homes Corp.

Ruth Lyon, VP Mid West & Mid Atlantic Region

Ruth Lyon, Vice President
Mid West & Mid Atlantic Region

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ruth Lyon 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 Ruth Lyon as such Vice President of the Mid West & Mid Atlantic Region.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2009.

Commission expires:

March 20, 2010

Shelly Abell

Notary Public

SHELLY ABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shelly Abell
My Commission Expires
March 20, 2010

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

