WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Nicholas Greco
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2009.

Shelly Abell
Notary Public

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

SHELLY ABELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Jason S. Beegle	Peoples Home Equity, Inc.	164-6-B-42CO
(NAME)	(NAME)	
583 Bradburn Village Cir.	213 Ward Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(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 Jason S. Beegle, unmarried, 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. 42 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed dated April 11, 2006 from Stephen J. Kozy of record in Instrument No. 20060411-0041787, 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 583 Bradburn Village Cir., Antioch, TN 37013
(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 21st day of September, 2009.

Beazer Homes Corp.

Ruth Lyon, VP Mid West & Mid Atlantic Region

Ruth Lyon, Vice President
Mid West & Mid Atlantic Region

BILL GARRETT, Davidson County
Trans:T20090064995 DEEDWARR
Recvd: 09/23/09 13:39 3 pgs
Fees:18.00 Taxes:429.20
20090923-0088553

STATE OF TENNESSEE

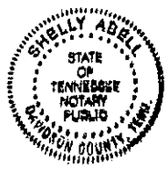
COUNTY OF DAVIDSON

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 21st day of September, 2009.

Commission expires:
March 20, 2010

Notary Public



Shelly Abell
My Commission Expires
March 20, 2010

CERTIFICATION OF SELLER FOR FHA-INSURED MORTGAGE TRANSACTION

I(We) certify that the terms of the sales contract dated _____ are true to my(our) best knowledge and belief and that there are no other agreements entered into between me(us) and the buyer(s) or realtor except those attached to the sales contracts. I(We) certify that I(we) have no knowledge of any loans that have been or will be made to the Buyer(s), or loans that have been or will be assumed by the Buyer(s), for purposes of financing this transaction, other than those described in the sales contract (including addendums). I(We) certify that I(We) have not and will not pay or reimburse the Buyer(s) for any part of the cash down payment. I(We) certify that I(We) have not and will not pay or reimburse the Buyer(s) for any part of the Buyer's closing costs which have not been previously disclosed in the sales contract (including any addendums).

Ruth Lyon, agent _____ 9/21/09
DATE

_____ _____
DATE

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see:

Title 18 U.S. Code Section 1001 and Section 1010.

INSTRUCTIONS FOR THE SETTLEMENT AGENT: UPON SETTLEMENT OF THIS TRANSACTION, YOU MUST SIGN THE SETTLEMENT AGENT CERTIFICATION REQUIRED BY FHA AND ATTACH IT TO THE COMPLETED HUD-1 SETTLEMENT STATEMENT.