(2)

BILL GARRETT, Davidson County
Trans: T20100060706 DEEDWARR
Recvd: 09/27/10 13:31 2 pgs
Fees: 13.00 Taxes: 787.02

20100927-0076728

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,707.00

+ Grace Hastings Anderson
Affiant

Subscribed and sworn to before me, this 23rd day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Hastings Anderson	F & M Bank	114-07-O-A
(NAME)	(NAME)	(MAP)
2070 Traemoor Village Drive	10 Cadillac Way, Ste. 100	076.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Beazer Homes Corp., a Tennessee corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Grace Hastings Anderson and spouse, Timothy Eugene Anderson, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 76 of The Townhomes of Traemoor Village, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on Exhibit Plat to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, recorded in Instrument No. 20070323-0035561 as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070323-0035561 as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Traemoor Village, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20070323-0035561 as amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being part of the property conveyed to Beazer Homes Corp., a Tennessee corporation, by deed from Louis McRedmond Investment Group, L.P., a Tennessee limited partnership, of record in Instrument No. 20060711-0083332, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2070 Traemoor Village Drive, Nashville, Tennessee 37209

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 23rd day of September, 2010.

Beazer Homes Corp.

By: Ruth Lyon, VP
Ruth Lyon, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ruth Lyon, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Agent of Beazer Homes Corp., the within named bargainer, a corporation, and that she as such being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the corporation by the said, as such .. agent Ruth Lyon her

Witness my hand and official seal at office at Nashville, Tennessee, on this the 23rd day of September, 23 2010.

Georgette R Kennedy
Notary Public

My Commission Expires: 05-06-13

