G-22825-4
Box 14-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062775 DEEDWARR
Recvd: 10/05/10 08:54 2 pgs
Fees:13.00 Taxes:758.46
20101005-0079396

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$204,990.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2010.

Notary Public

My commission expires: 10-21-12
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Michael J. Boss** | **Bank of America, N.A.** | **Map 141-05-0-A, Parcel 299.00CO** |
| **633 Wolfeboro Lane** | **P.O. Box 650070** | |
| **Nashville, TN 37221** | **Dallas, TX 75265-0070** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, 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

**Michael J. Boss and wife, Cara Boss**

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. 299 on the Final Plat of Avondale Park, Phase 1, Section 2, a Planned Unit Development, of record in Instrument No. 20081218-0121117 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Deed from Avondale Residential, Inc., a Tennessee corporation, of record in Instrument No. 20100201-0007516, dated January 22, 2010, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to Declaration of Restrictive Covenants, of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.**

This is improved (_X__) Unimproved (____) property, known as **633 Wolfeboro Lane, Nashville, TN 37221**

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 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 **September, 2010.**

**Beazer Homes Corp., a Tennessee corporation**

**Ruth Lyon, Vice President - Indianapolis RAC**

**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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **Vice President – Indianapolis RAC** of **Beazer Homes Corp., a Tennessee corporation**, within named bargainor, a corporation, and that she as such **Vice President – Indianapolis RAC**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such **Vice President – Indianapolis RAC.**

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2010.

Notary Public

My Commission expires: 10-21-12

