BILL GARRETT, Davidson County
Trans:T20140007237 DEEDWARR
Recvd: 01/31/14 09:38 2 pgs
Fees:13.00 Taxes:3145.00
20140131-0008719

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is **$850,000.00.** Affiant Subscribed and sworn to before me, this 30th day of January, 2014. Notary Public My commission expires: 10-2-17

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Beazer Homes Corp. a Tennessee corporation	**New Owner**	**Map\Parcel: 17200001300**
1018 Elm Hill Pike	**1018 Elm Hill Pike**	
Nashville, TN 37210	**Nashville, TN 37210**	

FOR AND IN 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 ACKNOWLEDGE, WE,

William Horace Swain, a married man, and his wife, Ruth Swain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beazer Homes Corp. a Tennessee corporation

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:

SURVEYOR'S DESCRIPTION

Being land in the Second Civil District, Nashville, Davidson County, Tennessee located on the southerly side of Cloverland Drive between Grand Oak Way and Copperfield Court and being more particularly described as follows:

Beginning at a 5/8" rebar set with cap MES1649 (to which all further reference to iron pin set shall refer) in the southerly right-of-way line of Cloverland Drive (25' from centerline) at the northwest corner of The Montessori Academy, Inc., as of record in Deed Book 8015, Page 317, R.O.D.C., said point being located, S 69° 32' 52" E, 232.20 feet from a concrete subdivision monument found in the northerly right-of-way line of Cloverland Drive being the point of curvature for curve C1, Sterling Oaks, Phase 1, as of record in Plat Book 8250, Page 998, R.O.D.C.;

Thence, leaving said right-of-way line with the westerly line of said Montessori Academy. Inc., S 14° 08' 25" W, 823.31 feet to a 1/2" rebar found at the base of corner fence post;

Thence, with the northerly line of the Montessori Academy, N 75° 55' 34" W, 534.66 feet to a 1/2" rebar found at the base of corner fence post in the easterly line of Stonewall Jackson. et.ux., as of record in Deed Book 2927, Page 67, R.O.D.C.;

Thence, with the easterly line of said Stonewall Jackson, et ux., and running with an existing fence line. N 23° 58' 59" E, 162.55 feet to in iron pin set;

Thence, continuing with said fence line and line of Jackson, N 31° 19' 11" E, 97.95 feet to an iron pin set;

Thence, with the southerly line of Stonewall Jackson, et.ux., as of record in Deed Book 3459, Page 459, R.O.D.C., N 48° 45' 27" E, 115.46 feet to an iron pin set;

Thence. continuing to run with fence line and said southerly line of Jackson, N 64° 48' 50" E, 157.13 feet to an iron pin set;

Thence, continuing with said fence line and southerly line of Jackson, N 48° 34' 18" E, 95.58 feet to an iron pin set;

Thence, with the easterly line of Jackson, N 14°17' 56" E, passing the end of fence at 22', in all, 266.15 feet to an iron pin set in the southerly right-of-way line of Cloverland
Drive, said point being located, S 14° 17' 56" W, 5.85 feet from a 1/2" rebar found;

Thence, with the southerly right-of-way line of Cloverland Drive, S 83° 14' 58" E, 238.00 feet to the point of beginning.

Containing 293,949 square feet or 6.75 acres according to a survey by Sawyer Land Surveying, LLC, File 013-098, dated 12-16-2013, Mark E. Sawyer, RLS,
Tennessee License 1649. Bearings basis of survey is the Tennessee State Plane Coordinate System of 1983. Deed Reference: William Horace Swain, Instrument# 20130814-0085256, R.O.D.C.

Being the same property conveyed to William Horace Swain and wife, Ann Sheridan Swain by Warranty Deed from Frances Vantreese Hill Miller of record in Book 2542, page 273, Register's Office for Davidson County, Tennessee, dated June 13, 1956 recorded on June 13, 1956. The said Ann Sheridan Swain having quitclaimed all her right and title and interest in subject property to William Horrace Swain pursuant to Quitclaim Deed dated March 8, 1961 and recorded August 14, 2013 in Instrument Number 20130814-0085256, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This is **improved (X)** unimproved ( ) property known as **6015 Cloverland Drive Brentwood, TN 37027.**

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 30th day of January, 2014.

William Horace Swain

Ruth Swain

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Horace Swain and Ruth Swain the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Notary Public

My Commission Expires: 10-2-17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **130097BH**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027