WARRANTY DEED

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,249.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-21-16

(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
Jessica M. McDonald Charina J. Pelayo	Cornerstone Home Lending, Inc.	097020A38900CO
(NAME)	(NAME)	
2061 Hickory Brook Drive	1177 West Loop South	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77027	
(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 Jessica M. McDonald, unmarried and Charina Pelayo, 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 Lot No. 389 on the Final Plat of Villages of Riverwood, Section One, Phase 4E, of record in Instrument No. 20140210-0011584, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation, by deeds from Brown's Farm, a Tennessee General Partnership, dated December 19, 2008, of record in Instrument No. 20081222-0122059, and by deed dated January 7, 2010, of record in Instrument No. 20100108-0001963 and Instrument No. 20100108-0001964, and by deed from Chris Pardue, an individual, dated December 19, 2008, of record in Instrument No. 20081222-0122060, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is unimproved ☐
improved ☒ property, known as 2061 Hickory Brook Drive, Hermitage, TN 37076
(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.

BILL GARRETT, Davidson County
Trans:T20140047819 DEEDWARR
Recvd: 07/03/14 14:11 2 pgs
Fees:13.00 Taxes:859.32
20140703-0059038

Witness my hand this 27th day of June, 2014.

Beazer Homes Corp.

Stephen Power,
LA Manager - Nashville

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Stephen Power** with whom I am personally acquainted and who upon his oath acknowledged himself to be the LA Manager - Nashville of Beazer Homes Corp., the within named bargainor, a corporation, and that he as such the LA Manager – Nashville being authorized to do so pursuant to Resolution No. BHC 2014-20 executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said **Stephen Power** as such the LA Manager – Nashville.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2014.

Commission expires: 6-27-16

Notary Public

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