WARRANTY DEED



NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,199.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Andrew Cyrus	Cornerstone Home Lending, Inc.	097020A22100CO
(NAME)	(NAME)	
3844 Hoggett Ford Road	1177 W. Loop South, Ste 200	
(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 **Robert Andrew Cyrus and Christian Elizabeth Cyrus, husband and wife,** 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. 221 on the plan of Villages of Riverwood, Section One, Phase 3C, Revision One of record in Instrument No. 20130405-0033853, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes Corp., a Tennessee Corporation by deed dated January 7, 2010, from Chris Pardue, an individual, of record in Instrument No. 20100108-0001962, 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.

unimproved ☐

This is improved ☑ property, known as 3844 Hoggett Ford Road, 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:T20150024558 DEEDWARR
Recvd: 04/02/15 15:05 3 pgs
Fees:18.00 Taxes:618.64
20150402-0029052

Witness my hand this 27th day of March, 2015.

BEAZER HOMES CORP., A TENNESSEE CORPORATION

P. Thomas Rothrauff
VP Sales - Nashville

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared P. Thomas Rothrauff, with whom I am personally acquainted and who upon his oath acknowledged himself to be the V. P. of Sales – Nashville of Beazer Homes Corp., the within named bargainor, a corporation, and that he as such V. P. of Sales – 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 P. Thomas Rothrauff as such V. P. of Sales – Nashville.

Witness my hand and official seal at Nashville, Tennessee this 27th day of March, 2015.

Notary Public
My Commission Expires: 10-18-14

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

Loan No.: **5690000913**

FHA BUILDER STATEMENTS
(CARPET/LEAD CONTENT/WARRANTIES/INSULATION/TERMITE TREATMENT)

FHA CASE NUMBER: **483-5378168-703**

BORROWER: **ROBERT ANDREW CYRUS** **CHRISTIAN ELIZABETH CYRUS**

PROPERTY ADDRESS: **3844 HOGGETT FORD RD.**
HERNMITAGE, TENNESSEE 37076

CARPET CERTIFICATION:

The carpet fabric and pad meet the minimum property requirements for carpet as listed in the Certified Products Directory and the recommended maintenance program has been provided to the buyer.

LEAD CONTENT CERTIFICATION:

Any solders and flux used did not contain more than .02% lead and any pipes and pipefittings used did not contain more than 8.00% lead.

MANUFACTURER'S WARRANTIES CERTIFICATION:

The homebuyer has been provided the manufacturer's warranty for the heating/cooling systems, hot water heater and ranges, etc.

INSULATION CERTIFICATION:

A certificate from the company who installed the insulation has been posted in a conspicuous location in the dwelling stating R-values of the insulation used.

TERMITE TREATMENT:

The type of treatment listed on the NPCA 99a, Subterranean Termite Builder's Certification and Guarantee complies with requirements set forth in Mortgagee Letter 2001-04.

"I AGREE TO ALL CERTIFICATIONS".

BEAZER HOMES CORP.
Builder

3-27-15
Date

Authorized Signature

D. THOMAS ROTHRAFF - VP SALES - NASHVILLE
Printed Name and Title