39B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150080738 DEEDWARR
Recvd: 09/22/15 14:30 2 pgs
Fees: 13.00 Taxes: 1508.66
20150922-0096409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,745.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires MAR. 7, 2017~~

(AFFIX SEAL)

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Bennett & Pressley, 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
Matthew Peter Friedman	F&M Bank	172050C01300CO
(NAME)	(NAME)	
1640 Elysian Way	50 Franklin St	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Clarksville TN 37040	
(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 **Matthew Peter Friedman and Jennifer Smola, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Lochaven of record in Instrument. No. 20150414-0032949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to William Horace Swain by quitclaim deed from Ann Sheridan Swain, dated March 8, 1961 and Recorded August 14, 2013, in Instrument No. 20130814-0085256, said Register's Office; and further conveyed to Beazer Homes Corp., a Tennessee Corp., by deed dated January 30, 2014, from William Horace Swain, a married man and his wife, Ruth Swain, of record in Instrument. No. 20140131-0008719, Register's Office for Davidson County, Tennessee.

2015 taxes will be paid by the Grantor.

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 1640 Elysian Way, Brentwood, TN 37027

(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.

Witness my hand this 17 day of September, 2015.

BEAZER HOMES CORP., A TENNESSEE CORPORATION

Geoffrey R. Hart
President, Divisional - Nashville

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Geoffrey R. Hart with whom I am personally acquainted and who upon his oath acknowledged himself to be the President, Divisional – Nashville of Beazer Homes Corp., the within named bargainor, a corporation, and that he as such President, Divisional – Nashville being authorized to do so pursuant to Resolution No. BHC 2015-17 executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Geoffrey R. Hart as such President, Divisional – Nashville.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of September, 2015.

Notary Public
My Commission Expires: _____



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