WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170021999 DEEDWARR
Recvd: 03/15/17 09:28 3 pgs
Fees: 18.00 Taxes: 1432.41
20170315-0025240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,137.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

ERNEST D. BENNETT, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

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
Michael D. O'Brien	Michael D. O'Brien	097020A57800CO
(NAME)	(NAME)	
2152 Hickory Brook Drive	2152 Hickory Brook Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. O'Brien and Theresa A. O'Brien, 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. 578 on the Final Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No. 20161011-0107256, 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, (Grantor Beazer Homes, LLC, a Delaware limited liability company is the successor in interest to Beazer Homes Corp.) 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.

see attached Exhibit "A"

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 2152 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.

Witness my hand this 10th day of March, 2017.

BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO BEAZER HOMES CORP., A TENNESSEE CORPORATION

Tiffany A. Caine
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 Tiffany A. Caine with whom I am personally acquainted and who upon her oath acknowledged herself to be the VP Sales – Nashville of Beazer Homes LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that she as such VP Sales – Nashville being authorized to do so pursuant to Resolution No. BHLLC 2017-02 executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Tiffany A. Caine as such VP Sales – Nashville.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2017.

Notary Public
My Commission Expires: 7-2-18



NOTARY PUBLIC
Emily C. May
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

EXHIBIT "A"

BEAZER HOMES

Notice of Corporate Conversion

Dear Sir or Madam:

Please be advised that effective October 1, 2016, Beazer Homes Corp., a Tennessee corporation, was converted to **Beazer Homes, LLC**, a Delaware limited liability company. Under Delaware law, Beazer Homes, LLC is deemed to be the same entity as the previously-existing corporation (Section 18-214(f) of the Delaware Limited Liability Act).

Should you have any questions regarding this matter, please contact:

Stephanie Miller
Licensing & Corporate Compliance Paralegal
Beazer Homes
1000 Abernathy Road, Suite 260
Atlanta, GA 30328
770-829-3762
smiller@beazer.com

Very truly yours,

Terrell Gilbert
Assistant General Counsel