WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170032325 DEEDWARR
Recvd: 04/18/17 10:11 3 pgs
Fees: 18.00 Taxes: 1202.17
20170418-0037556



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,910.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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
Willis Victor Duggan Jr.	LoanDepot.com, LCC dba imortgage	097020A56900CO
(NAME)	(NAME)	
2137 Hickory Brook Drive	4800 N. Scottsdale Road, Suite 3800	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Scottsdale, AZ 85251	
(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 **Willis Victor Duggan Jr., a single man**, 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. 569 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 of record in Instrument No. 20081222-0122060 from Chris Pardue, an Individual, dated December 19, 2008, and recorded December 22, 2008, 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 2137 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 14th day of April, 2017.

BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO 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, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he as such President, Divisional – 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 Geoffrey Hart as such President, Divisional – Nashville.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2017.

Notary Public
My Commission Expires: _____



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
stmiller@beazer.com

Very truly yours,

Terrell Gilbert
Assistant General Counsel