WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170044170 DEEDWARR
Recvd: 05/24/17 12:36 2 pgs
Fees: 13.00 Taxes: 1265.36

20170524-0051705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/31/20

(AFFIX SEAL)

RONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXP. RES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lionel Pitts	Same as new owner	097020A103.00CO
(NAME)	(NAME)	
1144 Riverbirch Way		
(ADDRESS)	(ADDRESS)	
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 **Lionel Pitts and Alicia Pitts, 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. 103 on the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, and a Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" as of record in Instrument No. 20080510-0059689 in said Register's Office..

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 from Brown's Farm, a Tennessee General Partnership and Chris Pardue, an individual, dated December 16, 2005, of record in Instrument No: 20051219-0152200, 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 1144 Riverbirch Way, 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 22nd day of May, 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 22nd day of May, 2017.

Notary Public
My Commission Expires: 9-7-20

