Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$361,990.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2019

Notary Public

Commission Expires: _____

(Affix Seal)

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 283953 **DEEDWARR**
09/11/2019 09:52:38 AM 2 pgs
Fees: $13.00 Taxes: $1,339.36

20190911-0091831

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erick Greene	NEW OWNER	**086130A05500CO**
(NAME)	(NAME)	
4040 Magnolia Farms Drive		
(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 LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERICK GREENE AND HEIDI N. BUTLER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 55 on the Corrected Final Subdivision Plat Magnolia Farms, Phase 1, Section 1, of record in Instrument No. 20181115-0112560, 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 Beazer Homes, LLC, a Delaware limited liability company, by Quitclaim Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust and Daniel M. Hessey, III, and wife, Donna Jo Hessey, in Instrument No. 20170717-0071487, dated July 7, 2017, recorded July 17, 2017; and by Warranty Deed from Tammi Gay Hessey and Daniel M. Hessey, III, Co-Trustees of the Daniel M. Hessey, Jr. Trust, dated March 7, 2016, of record in Instrument No. 20170717-0071485, dated July 7, 2017, recorded July 17, 2017 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.

This is **IMPROVED** property, known as **4040 Magnolia Farms 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, successors 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, successors 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.

Beazer Homes, LLC, a Delaware limited liability company

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 2019, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Geoffrey R. Hart as such President, Divisional - Nashville.

Witness our hands this September 10, 2019.

NOTARY PUBLIC

My Commission Expires: 9-7-20

