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 **$299,755.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020

Notary Public

Commission Expires: 1/3/22

(Affix Seal)

LESLIE C. LOUGHLIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 421726 DEEDWARR
06/22/2020 09:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,109.10
20200622-0066213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sheena Gozmao	F & M Bank	**086130B01600CO**
(NAME) 706 Copper Branch Road	(NAME) P. O. Box 451	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Clarksville, TN 37041	
(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 **SHEONA GOZMAO AND ANDREW STAFFORD, WIFE AND HUSBAND,** 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 VILLA# 1432 OF MAGNOLIA FARMS VILLAS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISIONS OF THE TENNESSEE CODE ANNOTED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MAGNOLIA FARMS VILLAS, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20190523-0049079, AS CORRECTED IN INSTRUMENT NUMBER 20190624-0060681, DEPICTION OF VILLA PROPERTY ATTACHED AS EXHIBIT "A-1" OF SAID DECLARATION, BY-LAWS APPENDED THERETO AS EXHIBIT "B" REGISTER'S OFFICE FOR SAID COUNTY TO WHICH PLAN REFERENCE IS HEREBY MADE FORA MORE COMPLETE AND ACCURATE DESCRIPTION.

REFERENCE IS HEREBY MADE TO PLAT OF RECORD IN INSTRUMENT NUMBER 20190507-0042696,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE PROPERTY WITHIN WHICH IS SUBJECT TO THE ABOVE REFERENCED DECLARATION.

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 **706 Copper Branch Road, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip

File No.: 2035-20
BEAZER WDeed (revision 6-27-18)

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

Daniel K. Heller
Vice President, East Region

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Daniel K. Heller, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President, East Region, of Beazer Homes, LLC, a Delaware limited liability company, the within named bargainor, a limited liability company, and that he/she as such Vice President, East Region, being authorized to do so pursuant to Resolution No. BHLLC 2020-02, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Daniel K. Heller as such Vice President, East Region.

Witness our hands this June 18, 2020.

NOTARY PUBLIC

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 9/7/2020

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9/7/2020

Notary Signature

My Commission Expires: September 7, 2020

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