Karen Johnson Davidson County
Batch# 895993 DEEDWARR
07/29/2022 11:57:30 AM 6 pgs
Fees: $33.00 Taxes: $7,770.00
20220729-0086642

AFTER RECORDING, RETURN TO: Fidelity National Title Insurance Company National Commercial Services Attn: Tracie Vaillant 1620 L Street NW, 4th Floor Washington, DC 20036 File No. DC2200708	~~STATE OF~~ District, ~~COUNTY~~ OF Columbia The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00. Tracie Vaillant *Affiant* Subscribed and sworn to before me this 28th day of July, 2022. Kathleen T. McHugh NOTARY PUBLIC MY COMMISSION EXPIRES: 10/31/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map / Parcel Numbers:
Beazer Homes, LLC 501 Corporate Center Dr. Suite 180 Two Meridian Building Franklin, TN 37067	Same as New Owner	Map 172, Parcel 097.00

FOR AND IN CONSIDERATION of the sum of **Two Million One Hundred Thousand and 00/100 Dollars ($2,100,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **SUSAN B. CAMPBELL and husband, D. BRUCE CAMPBELL** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BEAZER HOMES, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **6th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

SEE LEGAL DESCRIPTION AND DEED REFERENCE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

THIS IS IMPROVED PROPERTY more commonly known as 5991 Edmondson Pike, Davidson Tennessee 37211.
In the event of a discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as set forth on **Exhibit "B"** attached hereto; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this **28th** day of July, 2022.

[*signatures appear on the following page*]

SUSAN B. CAMPBELL

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Susan B. Campbell,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of July, 2022.

NOTARY PUBLIC
My commission expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

D. BRUCE CAMPBELL

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **D. Bruce Campbell,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of July, 2022.

NOTARY PUBLIC
My commission expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

EXHIBIT "A"
LEGAL DESCRIPTION
(Campbell Property)

Land in the Sixth Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin in the Westerly margin of Edmondson Pike, and beginning point being 1459.0 feet from its intersection with the Northerly margin of Old Smyrna Road as measured in the Westerly margin of Edmondson Pike; thence North 84 deg. 50 minutes West 1604.0 feet to an iron pin; thence South 6 deg. West 200.0 feet to an iron pin; thence South 85 deg. E 1604.0 feet to an iron pin in the Westerly margin of Edmondson Pike; thence with the Westerly margin of Edmondson Pike in a Northerly direction 200.0 feet to the Point of Beginning, containing 7.3 acres, more or less.

Being the same property conveyed in Book 8231, Page 803, in the Office of the Register of Deeds for Davidson County, Tennessee.

Being also known as 5991 Edmondson Pike, Nashville, Tennessee 37211.

Map 172, Parcel 097.00

EXHIBIT "B"
PERMITTED ENCUMBRANCES
(Campbell Property)

1. Taxes for the year 2022, a lien, now due and payable.

2. Terms and conditions of the Agreement for Dedication of Easement of record in Book 10219, Page 521, in the Register's Office for Davidson County, Tennessee.

3. Electrical Permit of record in Book 4760, Page 645, said Register's Office and shown on the Survey (as defined below).

4. All matters as shown on that certain ALTA/NSPS Land Title Survey prepared by Joey C. Wilson, II, on behalf of Wilson & Associates, P.C., dated June 20, 2022, as Job No. 22-1878 (the "Survey").

Tennessee Certification of Electronic Document

I, Tracie Vaillant, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 28, 2022 (date of document).

Tracie Vaillant
Affiant Signature

7/28/22
Date

~~State of~~ District
County of Columbia

Sworn to and subscribed before me this 28th day of July, 2022.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES: KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 31, 2024

NOTARY'S SEAL

