47

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$319,900.00**

Gerard M. Hayden Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09/22/07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerard M. Hayden Jr.	Bank of America	Map 180-2A
(NAME) 7157 Holt Run Drive	(NAME) P. O. Box 1675	Parcel 7
(ADDRESS) Nashville, TN 37211	(ADDRESS) Coraopolis, PA 15108	
(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, **Drees Premier Homes, Inc., an Ohio Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerard M. Hayden Jr., an unmarried person,** 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. 95 on the Plan of The Ridge at Stone Creek, Section 1, a Planned Unit Development, as of record in Instrument No. 20031027-0157621, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by deed from Gillespie Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20031229-0183125, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **7157 Holt Run Drive, Nashville, TN 37211**
(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 19th day of November, 2004.

Davidson County DEEDWARR
Recvd: 11/23/04 09:45 2pgs
Fees:13.00 Taxes:1183.63
20041123-0140194

Drees Premier Homes, Inc.

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. CAREY**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Assistant Secretary of **DREES PREMIER HOMES, INC.,** the within named bargainor, a corporation, and that he as such Assistant Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of November, 2004.



Notary Public

My Commission Expires: 3/28/06