File No. 250102383

WARRANTY DEED

File Box 9-B
First Title &Escrow Co.,Inc.
#23806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ $250,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-2

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/05 15:10 2 pgs
Fees:13.00 Taxes:926.48

20050216-0017846

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street
Goodlettsville, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael A Waddell ~~XX~~	AmSouth Bank	P/O 173-00-0-152
(NAME)	(NAME)	
3083 Brookview Forest Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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.**,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael A. Waddell** ~~XX~~* 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:

***an unmarried man** **an Ohio corporation

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Brookview Forest Phase II as of record in Instrument No. 20040629-0076755, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Drees Premier Homes, Inc. by deed dated September 25, 2002 from Danco Property Investments, LLC of record in Instrument No. 20021001-0118959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3083 Brookview Forest 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 our hands this 11th day of February, 2005.

Drees Premier Homes, Inc.

By: Michael D. Cary, Assistant Secretary

STATE OF

COUNTY OF

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared MICHAEL D. CAREY with whom I am personally acquainted and who upon his oath acknowledged HIMSELF to be the ASSISTANT SECRETARY of Drees Premier Homes, Inc., the within named bargainer, a corporation, and that, HE as such ASSISTANT SECRETARY, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by MICHAEL D. CAREY as such ASSISTANT SECRETARY.

Witness my hand at Nashville, Tennessee this 11th day of February, 2005.

Commission expires: 3/28/06

Yeni Evans

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

File Number: 250102383

RETURN TO:

Castleman Title
110 Glancy Street
Goodlettsville, TN 37027