File No. 250102310

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,784.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TAMILYN STREETER-DERRYBERRY Notary Public At Large WILLIAMSON COUNTY, TENN. My Commission Expires May 23, 2008

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
500 E Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 02/23/05 12:36 2 pgs
Fees:13.00 Taxes:998.20

20050223-0019657

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Hunter Richardson | First Equity Mortgage | 180-04-0-B 043.00 CO |
| (NAME) | (NAME) | |
| 3001 Brookview Forest Drive | 7265 Kenwood Road, Suite 111 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Cincinnati, Ohio 45236 | |
| (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

**Marla Richardson and Hunter Richardson, wife and husband,**

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:

Being Lot No. 43 on the Plan of Brookview Forest, Phase I, as of record in Instrument # 20030716-0099526, 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 Danco Property Investments, Inc. of record in Instrument # 20021001-0118959, Register's Office for said County.

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 3001 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 22nd day of February, 2005.

Drees Premier Homes, Inc.

By: _____
Michael A. Zakrzewski, Assistant Secretary

STATE OF TENNESSEE

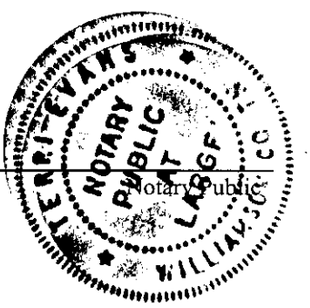
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael A. Zakrzewski, 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., an Ohio Corporation the within named bargainor, a corporation, and he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Michael A. Zakrzewski as such Assistant Secretary.

Witness my hand and official seal at office this 22nd day of February, 2005.

Commission expires: 3/28/04

_____
Notary Public




**File Number: 250102310**

**RETURN TO:**
Cumberland Title
500 E Main Street
Hendersonville, TN 37075