Davidson County DEEDWARR
Recvd: 02/23/05 15:17 2 pg
Fees:13.00 Taxes:1054.50

20050223-0019929

File No. 250102037

WARRANTY DEED

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,200.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/20/08

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Trampas	Bank of America, N.A.	Map 180-03OA
(NAME)	(NAME)	
7028 Stone Run Drive	8300 Norman Center Center Dr., #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Bloomington, Minnesota 55437-1091	
(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

John W. Trampas and Lisa L. Trampas,

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. 91 on the Plan of Stone Creek Park, Section 4, a Planned Unit Development, of record in Plat Book 9700, page 266, and amended in Instrument Number 20010619-0064557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Drees Premier Homes, Inc. by deed from Gillespie Land Development, LLC, a Tennessee Limited Liability Company, of record by Instrument Number 2001105-0121261 in the 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 7028 Stone 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 our hands this 22nd day of February, 2005.

Drees Premier Homes, Inc.

By:
Micheal A. Zakrzewski, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael A. Zakrzewski and Drees Premier Homes, Inc. with whom I am personally acquainted and who upon Michael A. Zakrzewski oath acknowledged he to be the Assistant Secretary of Drees Premier Homes, Inc. the within named bargainer, a corporation, and that, Assistant Secretary as such Drees Premier Homes, Inc., being authorized 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 at office this 22nd day of February, 2005.

Commission expires: 3/28/06

Notary Public

TERRI EVANS NOTARY PUBLIC AT LARGE WILLIAMSON

File Number: 250102037

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