File No. 250201440

**WARRANTY DEED**

Lisa Hodges
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,863.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/12/08
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/08/05 13:52 2 pgs
Fees:13.00 Taxes:994.79
20050308-0025608

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William M. Morat | Countrywide Home Loans | Part of Map 173-00-0-152 & 151 |
| (NAME) 3084 Brookview Forest Drive | (NAME) 7105 Corporate Drive | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Plano, Texas 75024 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

**Drees Premier Homes, Inc., an Ohio corporation,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William M. Morat, an unmarried man,**

HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 104 on the Plan of Brookview Forest, Phase II, as of record in Instrument # 200406290076755, 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 the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by deed from Danco Property Investments of record in Instrument # 20021001-0118959, Register's Office for said County.

This conveyance is further 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 3084 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, His 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, His 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 4th day of March, 2005.

Drees Premier Homes, Inc.

By: _____
Michael A. Zakrzewski, Assistant Secretary

STATE OF TENNESSEE

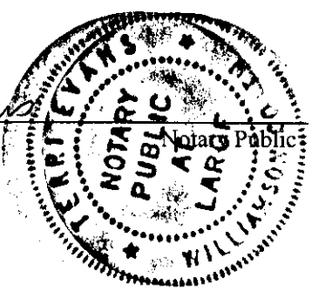
COUNTY OF WILLIAMSON

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 his oath acknowledged Micheal A. Zakrzewski to be the Assistant Secretary of Drees Premier Homes, Inc. the within named bargainer, a corporation, and that, Michael A. Zakrzewski 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 Micheal A. Zakrzewski as such Assistant Secretary.

Witness my hand at office this 4th day of March, 2005.

Commission expires: 3/28/06

_____
Notary Public




**File Number: 250201440**

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