Davidson County DEEDWARR
Recvd: 07/20/05 10:46 2 pgs
Fees:13.00 Taxes:1050.06
20050720-0084314

File No. [redacted]1640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

State of Tennessee Notary Public County of Sumner LaConya Vaden

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aldo R. Garcia	First Equity Mortgage	Part of Map173-00-0-151.00 & 173-00-0-162.00
(NAME) 3076 Brookview Forest Drive	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, Ohio 45236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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

Aldo R. Garcia, an ~~unmarried man~~, married

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. 106 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 part of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by deed from Danco Property Investments, LLC 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 3076 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of July, 2005.

Drees Premier Homes, Inc.

By: _____

Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE

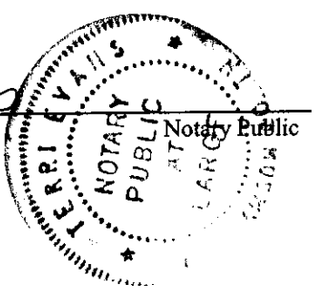
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael D. Carey and Drees Premier Homes, Inc., an Ohio Corporation with whom I am personally acquainted and who upon his oath acknowledged Michael D. Carey to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio Corporation the within named bargainer, a corporation, and that, Michael D. Carey 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 Drees Premier Homes, Inc., an Ohio Corporation as such Assistant Secretary.

Witness my hand at office this 15th day of July, 2005.

Commission expires: 3/28/06

_____ Notary Public



File Number: [redacted]1640

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