File No. 260800050

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/06 09:13 2 pgs
Fees:13.00 Taxes:1165.22

20060817-0101308

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,925.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

DONNA C. PIONK NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

MY COMMISSION EXPIRES: JAN 25, 2008

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Higgins Lineberger	Franklin American Mortgage Company	87-02A-38
(NAME)	(NAME)	
416 Landings Way	501 Corporate Centre Drive, Ste 400	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Franklin, TN 37067	
(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

Tracy Higgins Lineberger, and Husband Michael Lineberger,

HEREINAFTER CALLED THE GRANTEE(S), 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. 64, Cobblestone Landing, Phase I, as shown on plat of record in Instrument No. 200508220099471, in the Registers Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to DREES PREMIER HOMES INC by deed (DEEDWARR) from COBBLESTONE LANDING LLC, an Ohio Limited Liability Company of record in Deed Instrument 200604170043178 on 04/12/06 and filed for record on 4/17/2006 , 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 416 Landings Way, Mt. Juliet, TN 37122
(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), Their 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), 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 16th day of August, 2006.

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, 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 office this 16th day of August, 2006.

Commission expires: 3/23/10

_____ Notary Public

TERRI EVANS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 260800050
RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075