File No. 261201134

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/12/07 14:55 2 pgs
Fees:13.00 Taxes:1157.73

20070112-0005440

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
Vivian Valtas	State Farm Bank, F.S.B.	186040A06400CO
(NAME) 8521 Gainsford Lane	(NAME) 19 Research Park Court	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) St. Charles, MO 63304	
(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

Vivian Valtas, Trustee of the Valtas Family Revocable Trust,

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

Land in Davidson County, Tennessee, Being Lot No. 174 on the Final Plat of Burkitt Place, Phase 1A, Section 2, as shown by plat appearing of record in Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DREES PREMIER HOMES INC., an Ohio corporation by deed (DEEDWARR) from BURKITT PLACE DEVELOPMENT LLC of record in Instrument # 200606090068923 on 06/02/2006 and filed for record on 06/09/2006, 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 8521 Gainsford Lane, Nolensville, TN 37135
(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 5th day of January, 2007.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, 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 Patrik Achilles with whom I am personally acquainted and who upon his oath acknowledged Patrik Achilles to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio corporation the within named bargainer, a corporation, and that, Patrik Achilles as such Assistant, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Patrik Achilles as such Assistant Secretary.

Witness my hand at office this 5th day of January, 2007.

Commission expires: 3/28/10

TERRI EVANS STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____ Notary Public

File Number: 261281134

RETURN TO:

Cumberland Title

505 E. Main Street

Hendersonville, TN 37075