Davidson County DEEDWARR
Recvd: 02/22/07 15:24 2 pgs
Fees:13.00 Taxes:353.35
20070222-0022516

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, Tennessee 37203
(615) 522-0140

File No.: **07-1464**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Cobblestone Landing, LLC., an Ohio Limited Liability Company, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto **Drees Premier Homes Inc, an Ohio Corporation, ("Buyer"),** and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lots 49 and 52 on the Plan of COBBLESTONE LANDING, PHASE 1, as shown on plat of record in Instrument No. 20050822-0099471, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quitclaim Deed from Douglas P. Haynes and wife, Debbie L. Haynes, J. Dedrick Stevens, Kenneth Wayne Whittle and wife, Barbara Whittle, William Thomas Whittle and wife, Sandra Whittle, Steve Allen Whittle and wife, Karen Whittle, Barbara Ann Edwards and husband, Ronald Edwards, Evelyn Ruth Bockrath and husband, Henry Bockrath, Kenard V. Peterman and wife, Anita Louise Peterman, and Jean Chandler Mangrum and husband, James Mangrum to Cobblestone Landing, LLC, an Ohio limited liability company as recorded on the 2nd day of July, 2003 in Instrument No. 20030702-0091230; part of Warranty Deed from Kenard V. Peterman and wife, Anita Louise Peterman to Cobblestone Landing, LLC as recorded on the 5th day of March, 2004 in Instrument No. 20040305-0025590 and part of Warranty Deed from Kenard V. Peterman and wife, Anita Louise Peterman to Cobblestone Landing, LLC, an Ohio limited liability company as recorded on the 2nd day of July, 2003 in Instrument No. 20030702-0091229, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **87-2-0-A-23C-CO (Lot 49), 87-2-0-A-26-CO (Lot 52)**
☐ Improved OR
☒ Unimproved property located at: **Lots 49 And 52 Cobblestone Landing, Mt. Juliet, TN**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on the **13th** day of **February, 2007.**

Cobblestone Landing, LLC.
By: Classic Properties, Inc.
It's: Managing Member

By: **Joseph F Farruggia,** It's **President**

STATE OF **Ohio** COUNTY OF **Hamilton**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Joseph F Farruggia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **President** of **Classic Properties, Inc,** the within named bargainor, a Corporation, and that he/she as such **President,** as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by him/herself as **President**.

Witness my hand and Notarial Seal this the **13th** day of **February, 2007**.

Notary Public

My Commission Expires:



KORIN THERESE LANDON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 29, 2011

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STATE OF **Ohio**

COUNTY OF **Hamilton**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$95,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the **13th** day of **February, 2007**.

Notary Public

My Commission Expires: _____



KORIN THERESE LANDON
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
November 29, 2011

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Owner's Name: **Drees Premier Homes Inc**

and Address: **1604 Westgate Circle, Brentwood, TN 37027**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner