File No. 270300820

WARRANTY DEED

LaConya Vaden State of Tennessee Notary Public County of Sumner

STATE OF TENNNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2007.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 04/24/07 10:25 2 pgs
Fees:13.00 Taxes:1080.47
20070424-0048571

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice M. Shaughnessy	Janice M. Shaughnessy	087-02-0-A-17
(NAME) 309 Landings Way	(NAME) Same	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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

Janice M. Shaughnessy and William F. Shaughnessy III, wife and husband,

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. 43 on the Plan of Cobblestone Landing, Phase I, as of record in Instrument # 20050822-0099471, 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 Cobblestone Landing, LLC, an Tennessee Corporation of record in Instrument # 20061113-0140262, 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 309 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 20th day of April, 2007.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assistant Secretary

STATE OF TENNNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patrik Achilles and Drees Premier Homes, Inc., an Ohio corporation 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 20th day of April, 2007.

Commission expires: 3/28/10

TERRI EVANS STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____

Notary Public

File Number: 270300820
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072