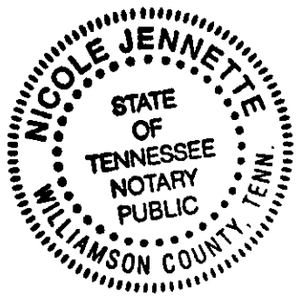
File No. 270601690

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,510.00

Donna D. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Nicole Jennette
Notary Public

MY COMMISSION EXPIRES: 5-11-10
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/01/07 13:31 2 pgs
Fees:13.00 Taxes:1367.19

20070801-0091426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin C. Hobgood	Franklin American Mortgage Company	180-02-0-A-070.00
(NAME) 1504 Simpson Court	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) 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

Kevin C. Hobgood, Married,

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:

LAND in Davidson County, Tennessee, being Lot No. 29, on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-0007577, 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 GILLESPIE LAND DEVELOPMENT LLC, a Tennessee limited liability company of record in Instrument 20070209-0017397 on 02/08/07 and filed for record on 02/09/07, 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 1504 Simpson Court, 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), 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.

FILE BOX 45

Witness our hands this 27th day of July, 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 their 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 Secretary, 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 27th day of July, 2007.

Commission expires: 3/28/10

TERRI EVANS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____

Notary Public

File Number: 270601690
RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072