Davidson County DEEDWARR
Recvd: 10/16/07 12:58 2 pgs
Fees:13.00 Taxes:1465.55

20071016-0122643

File No. 270900125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,095.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
Sidwell, Barrett, & Welch, PC
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wallace	New Owner	186-04-0A-089.00
(NAME)	(NAME)	
9017 MaCauley Lane		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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 **David Wallace**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 133, Final Plat Burkitt Place Phase 1B, Section 1 Subdivision, as shown on plat of record in Instrument # 200611090139669, in the Register's 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 AN OHIO CORPORATION by deed from BURKITT PLACE DEVELOPMENT LLC A TENNESSEE LIMITED LIAIBLITY COMPANY of record in Instrument 20070222022503, Register's Office for said County

Subject to all matters as set forth per Plat of record in Instrument # 200611090139669, Register's Office of said County.

Subject to DCCR AND BYLAWS of record in Instrument # 200603060025388, Register's Office of said County.

SEWER EASEMENT of record in Instrument # 200509080108101, Register's Office of said County.

SEWER AND ACCESS EASEMENT of record in Instrument # 200508160096915, Register's Office of said County.

SUBJECT TO BOUNDARY PLAT IN Instrument # 200509200113225, Register's Office of said County.

EASEMENT AGREEMENT of record in Instrument # 200603170030915, Register's Office of 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 9017 MaCauley 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), His 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), His 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 10th day of October, 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 of 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

Commission expires: 3/28/10

_____
Notary Public

TERRI EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 270900125

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