File No. 270900681

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/07 10:31 2 pgs
Fees:13.00 Taxes:1682.54
20071101-0128812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,740.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
Sidwell, Barrett, & Welch, PC
216 Centerview Dr., Ste 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bertrand L. Taylor	First Equity Mortgage	186-04-0A-130.00
(NAME)	(NAME)	
8153 Middlewick Lane	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Cincinnati, OH 45236	
(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 Bertrand L. Taylor and Janet H. Taylor, 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. 423, Final Plat Burkitt Place Phase 2B, as shown on plat of record in Instrument 200702220021966, 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 LIABILITY COMPANY of record in Instrument 200705220061098 on 05/15/2007 and filed for record on 05/22/2007, Register's Office for said County.

Subject to all matters as set forth per Plat200702220021966, Register's Office of said County.

Subject to RESTRICTIONS of record in Instrument # 200603060025388, & 200702020014304: SEWER AND ACCESS EASEMENT of record in Instrument # 200508160096915; EASEMENT AGREEMENT of record in Instrument # 200603170030915; BOUNDARY PLAT of record in Instrument # 200509200113225; STORMWATERDETENTION AGREEMENT of record in Instrument # 200604270048083; SEWER EASEMENT of record in Instrument # 200509080108101

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 8153 Middlewick 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 23rd day of October, 2007.

Drees Premier Homes, Inc.

Witness our hands this 23rd 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 23rd day of October, 2007.

Commission expires: 07/05/2011

_____
Notary Public

WILLIAM D. CASTLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 270900681

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027