File No. 270901214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF OCTOBER, 2007

Notary Public

MY COMMISSION EXPIRES: 07/05/2011

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Timberland Title
Sidwell, Barnes & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/02/07 15:26 2 pgs
Fees:13.00 Taxes:1324.82

20071102-0129731

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Demian O. Ononuju	First Equity Mortgage	180-02-0A-078.00
(NAME)	(NAME)	
1509 Simpson Court	7265 Kenwood Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 Demian O. Ononuju, a married man 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. 37, Section Two The Ridge at Stone Creek Subdivision, as shown by plat of record in Instrument No. 200601200007577, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

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 No. 20070517-0059265, Register's Office for said County.

Subject to all matters as set forth per Plat of record in Instrument No. 200601200007577, Register's Office of said County.

Restrictive Covenants of record in Deed Book 10324, Page 365, Instrument No. 200107190076875, and Instrument No. 200207220087705 Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10324, Page 358, Register's Office for said County.

Stormwater Detention Agreement of record in Instrument No. 200205280064318, Register's Office for said County.

Easement as shown of record in Deed Book 10716, Page 596, 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 1509 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), 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 31st day of October, 2007.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assisstant 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 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 31st day of October, 2007.

Commission expires 3/28/10

_____ Notary Public

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 270901214

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