File No. 271101166

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 12.30.08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Spittle	John Spittle	087-02-0A-027.00
(NAME) 344 Landings Way	(NAME) SAME	Davidson County DEEDWARR Recvd: 12/18/07 10:34 2 pgs Fees:13.00 Taxes:1017.50 20071218-0145092
(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 John Spittle and Barbara Spittle, husband and wife, 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. 53, Plan of Cobblestone Landing Phase I Subdivision, as shown by plat of record in Plat Instrument No. 200508220099471, 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 the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by deed from Cobblestone Landing, LLC., an Ohio Limited Liability Company, of record in Deed Instrument No. 200603010023919, Register's Office for said County.

Subject to all matters as set forth per Plat Instrument No. 200508220099471, Register's Office of said County.

Ingress/Egress Easement as shown of record in Deed Book 11476, Page 235, Deed Book 5168, Page 910, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 7079, Page 196, Deed Book 7083, Page 435, Page 7607, Page 135, Register's Office for said County.

Public Utility Easement as shown of record in Deed Book 8190, Page 75, Register's Office for said County.

Water Easement as shown of record in Deed Book 11476, Page 233, Register's Office for said County.

Stormwater Detention Agreement Easement as shown of record in Instrument No. 200311060163210, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200508290103476, Register's Office of said County.

Restrictive Covenants of record in Deed Instrument No. 200508290103476, Register's Office of said County.

Water Easement as shown of record in Deed Book 11476, Page 233, Register's Office for said County.

Stormwater Detention Agreement as shown of record in Deed Instrument No. 200311060163210, Register's Office for said County.

Public Utility Easement as shown of record in Deed Book 8190, Page 75, Register's Office for said County.

Ingress/Egress Easement as shown of record in Deed Book 11476, Page 235, 5168/910, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 7079, Page 196, 7083/435, 7607/135, 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 344 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 11th day of December, 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 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 11th day of December, 2007.

Commission expires. 3/23/10

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

File Number: 271101166

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122