Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
800027

File No. 271200243

Davidson County DEEDWARR
Recvd: 02/01/08 12:26 2 pgs
Fees:13.00 Taxes:1235.80

20080201-0010544

WARRANTY DEED

SELINA KNIGHT NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 2, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Smith	First Horizon	180-04-0B-125.00CO
(NAME)	(NAME)	
3528 Fairmeadows Drive	1555 W. Walnut Hill Ln.	
(ADDRESS)	(ADDRESS) Ste. 200	
Nashville, TN 37211	Irving, TX 75038	
(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 Ryan Smith, an unmarried person, 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. 135, Final Plat of Brookview Forest Phase IV Subdivision, as shown on plat of record in Instrument No. 200611070138639, 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 property.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Deed from Danco Property Investments, LLC of record in Instrument No. 200210010118959, Register's Office for said County.

Subject to all matters as set forth per Plat of record in Instrument No. 200611070138639, Register's Office of said County.

Easements as shown of record in Deed Book 8404, Page 676, and Instrument No. 200210070121969, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 200309180138293, 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 3528 Fairmeadows Drive, 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 January, 2008.

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 31st day of January, 2008.

Commission expires: 3/28/10

_____

Notary Public

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 271200243

RETURN TO:

Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027