File No. 280201590

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 13:07 2 pgs
Fees:13.00 Taxes:1452.25

20080324-0029002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

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
Lawrence R. Ness	First Equity Mortgage	p/o 186-00-0-015.00
(NAME) 8181 Middlewick Lane	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Cincinnati, Ohio 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 GRANTEES, 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 Lawrence R. Ness and Carol A. Ness, 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:

Land in Davidson County, Tennessee, being Lot No. 417, Final Plat Burkitt Place Phase 2B, as shown by plat of record in Instrument No. 200702220021966, 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 Burkitt Place Development, LLC of record in Instrument No. 20070522-0061098, Register's Office for said County.

Subject to all matters as set forth per Plat of record in Instrument No. 20070220021966, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 200603060025388 and 200702020014304, Register's Office of said County.

Sewer and Access Easement of record in Instrument No. 200508160096915, Register's Office of said County.

Easement as shown of record in Instrument No. 200603170030915 and Instrument No. 200509080108101, Register's Office of said County.

Boundary Plat of record in Instrument No. 200509200113225, Register's Office of said County.

Stormwater Detention Agreement of record in Instrument No. 200604270048083, Register's Office of said County.

Quitclaim to HOA for common area of record in Instrument No. 20071200145868, 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 8181 Middlewick Lane, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, THEIR heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, THEIR heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 21st day of March, 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 21st day of March, 2008.

Commission expires: 3/28/10

_____ Notary Public

TERRI EVANS
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

File Number: 280201590

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