File No. 280100751

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/08 10:45 2 pgs
Fees:13.00 Taxes:1167.87

20080617-0062244

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2010
(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
Eric D. Brown		P/O 087-00-0-196.00
(NAME) 1758 Thornwood Court	(NAME) Franklin American MOrtgage	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) 501 Corporate Centre Drive Franklin, TN 37067	Ste. 400
(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 grantors(s), have bargained and sold, and by these presents do transfer and convey unto Eric Brown and Jessica Brown, 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. 13, Final Plat of Cobblestone Landing Phase 2A, of record in Instrument No. 200802200016775, 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 dated 03/280/ from Cobblestone Landing, LLC., an Ohio Limited Liability Company of record in Instrument No. 200804010032545, Register's Office for said County.

Subject to all matters as set forth per Plat of record in Instrument No. 200802200016775, Register's Office of said County.

Easements as shown of record in Deed Book 5168, Page 910, Book 7079, page 196, Book 7083, page 435, Book 7607, page 135, Book 8190, page 75, Book 11476, page 235, and Instrument No. 200311060163210, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200508290103476, 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 1758 Thornwood Court, 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 13th day of June, 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 13th day of June, 2008.

Commission expires: 3/22/10

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

_____
Notary Public

File Number: 280100751

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