File No. 280600440

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/02/08 09:57 2 pgs
Fees:13.00 Taxes:1202.50

20080702-0068240

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC EXP. JAN. 18, 2011 SUMNER COUNTY

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
William J. Fleming	Platinum Mortgage Inc.	186-04A-95.00
(NAME) 8937 Macauley Lane	(NAME) P.O. Box 6206	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Huntsville, AL 35813	
(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 **William J. Fleming and wife, Alison A. Fleming**, 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. 139, Final Plat Burkitt Place Phase 1B, Section 1, as shown on plat of record in Instrument 20061109-0139669, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Drees Premier Homes Inc. an Ohio Corporation by deed from Burkitt Place Development LLC a Tennessee Limited Liability Company of record in Instrument 20070222-0022503, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat 20050920-0113225, 20061109-0139669, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in 20060306-0025388 , Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in 20050816-0096915; 20050908-0108101; 20060317-0030915, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association for Common Area of record by Instrument No. 20071220-00145868 in the Register's Office for Davidson County, Tennessee.

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 8937 Macauley Lane, Nolensville, TN 37135
(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 30th 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 30th day of June, 2008.

Commission expires: 3/28/10

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public

File Number: 280600440

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

RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 08-0088