File No. 280601292

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 10:02 2 pg
Fees:13.00 Taxes:1221.00

20080804-0079769

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 14, 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 |
|---|---|---|
| Joseph W. Riggins Jr. | Joseph W. Riggins Jr. | 180-02-0A-091.00 |
| (NAME) 1405 Beech Hollow Court | (NAME) 1405 Beech Hollow Court | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nashville, TN 37211 | |
| (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 **Joseph W. Riggins, Jr., unmarried and Katherine Marra, unmarried, joint tenants with rights of survivorship,** 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. 50, Section Two, The Ridge at Stone Creek Park, a Planned Unit Development, as shown on plat of record in Instrument 20060120-0007577, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

BEING part of the same property conveyed to Drees Premier Homes Inc. an Ohio Corporation by deed from Gillespie Land Development LLC a Tennessee Limited Liability Company of record in Instrument 200711090132532, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat 20060120-0007577, Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in 20010719-0076875; 200207220087705 Book 10324, Page 365, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 10324, Page 358, Register's Office for said County.

Easement(s) as shown of record in Book 5552, Page 857; Book 10716, Page 596; 20020528-0064318, 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 1405 Beech Hollow Court, 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), 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 31st day of July, 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 July, 2008.

Commission expires: 3/28/10

_____ Notary Public

KERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**File Number: 280601292**

**RETURN TO:**

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