Davidson County DEEDWARR
Recvd: 08/18/08 10:10 2 pgs
Fees:13.00 Taxes:1188.57

20080818-0084474

File No. 280301353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 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
Nancy L. Tidwell	First Equity Mortgage	08700019600
(NAME)	(NAME)	
7505 Thornwood Court	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Cincinnati, OH 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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **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 **Nancy L. Tidwell, married**, hereinafter called the grantee(s), HER 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. 16, Final Plat Cobblestone Landing Phase 2A, as shown on plat of record in Instrument No. 20080220-0016775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Drees Premier Homes Inc. an Ohio Corporation by deed from Cobblestone Landing LLC an Ohio Limited Liability Company of record in Instrument 20080401-0032545, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat in Instrument No. 20080220-0016775, Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Instrument 20050829-0103476, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Book 5168, Page 910, Book 7079, Page 196, Book 7083, Page 435, Book 7607, Page 135, Book 8190, Page 75, Book 11476, Page 233, Book 11476, Page 235, Instrument 20031106-0163210, Register's Office for DAVIDSON County, Tennessee.

Taxes for the year 2008 and subsequent years, a lien, not yet due and payable.

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 7505 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), HER 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), HER 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 15th day of August, 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 15th day of August, 2008.

My Commission expires: 3/28/10

_____ Notary Public

NOTARY PUBLIC STATE TENNESSEE WILLIAMSON COUNTY

File Number: 280301353

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027