Record & Return to:
JC Reed Title Agency, LLC
2555 Meridian Blvd., Ste. 130
Franklin, TN 37067
08-1064

File No. 280800182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Notary Public STATE OF TENNESSEE NOTARY PUBLIC HERFORD COUNTY, TENN.
(AFFIX SEAL)

AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

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
Kevin Pierce	JC Reed Mortgage, LLC	180030A00100CO
(NAME)	(NAME)	
6900 Stone Run Dr.	2555 Meridian Blvd., Ste.120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(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, f/k/a Drees Preferred Collection, Inc.** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Michael Pierce and Cho Ning Chau, married,** 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. 1, Section 1A, Stone Creek Park, as shown on plat of record in Plat Book 9700, Page 329, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Drees Preferred Collection Inc., an Ohio Corporation n/k/a Drees Premier Homes, Inc., an Ohio Corporation, by General Warranty Deed from Zaring Homes Inc., an Ohio Corporation, of record in Instrument 20010220-0015376, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject to:

All matters as set forth per Plat Book 9700, Page 266; Book 9700, Page 329, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Book 10324, Page 365, Instrument 200107190076875, Register's Office for Davidson County, Tennessee.

HOA Charter for Stone Creek Park Homeowners Association, Inc. of record in Book 10324, Page 358, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners' Association for Common Area of record in Instrument Number 200407190085622, 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 6900 Stone Run Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 09/02/08 10:33 2 pgs
Fees:13.00 Taxes:1400.45
20080902-0089405

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 29th day of August, 2008.

Drees Premier Homes

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 29th day of August, 2008.

Commission expires: 3/29/10



_____
Notary Public

File Number: 280800182

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