File No. 280900549

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/02/08 11:23 2 pg
Fees:13.00 Taxes:1357.90

20081002-0100142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 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
Michelle Filaroski	First Equity Mortgage	180020A05900CO
(NAME)	(NAME)	
1248 Beech Hollow Dr.	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 **Michelle Filaroski, a married woman**, 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. 18, on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, as of record in Instrument No. 20060120-0007577, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Drees Premier Homes Inc., an Ohio Corporation by Warranty Deed from Gillespie Land Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071109-0132532, Register's Office for Davidson County, Tennessee.

This Conveyance is Subject To:

All matters as set forth per Plat of record by Instrument No. 20060120-0007577, Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions and Bylaws as set forth in Book 10324, Page 365, Instrument No. 20010719-0076875, Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee

Easement(s) as shown of record in Book 5552, Page 857, Book 10716, Page 596, Instrument No. 20020528-0064318, 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 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 1248 Beech Hollow Dr., 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 30th day of September, 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 September, 2008.

Commission expires: 3/28/10

_____ Notary Public

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 280900549
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027