File No. 280701028

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/08 09:48 2 pgs
Fees:13.00 Taxes:1117.03

20081031-0108613

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,900.00

Michelle M

Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 16, 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
Steven DeLeo	First Equity Mortgage	186040A14200CO
(NAME) 7624 Kemberton Drive East	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) 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 **Steven DeLeo and wife, Donna M. DeLeo**, 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. 268, Final Plat of Burkitt Place, Phase 2G, as shown on plat of record in Instrument No. 20070514-0057216, 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 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 200705300064127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all matters as set forth per Plat of record by Instrument Nos. 20050920-0113225, 20070514-0057216, and 20070628-0077531, Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Instrument 2006030-60025388, Instrument 20070202-0014304, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Instrument No. 20050816-0096915, Instrument No. 20050908-0108101, Instrument No. 20060317-0030915, and Instrument No. 20060427-0048083, Register's Office for DAVIDSON County, Tennessee.

Quitclaim to Homeowner's Association for Open Space of record in Instrument No. 20071220-0145868 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 7624 Kemberton Drive East, 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 29th day of October, 2008.

Drees Premier Homes, Inc.

By: _____

Michael D. Carey, 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 **Michael D. Carey** of Drees Premier Homes, Inc., an Ohio corporation with whom I am personally acquainted and who upon his oath acknowledged himself to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio corporation the within named bargainer, a corporation, and that, Michael D. Carey 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 Michael D. Carey as such Assistant Secretary.

Witness my hand at office this 29th day of October, 2008.

Commission expires: 3/28/10

_____ Notary Public

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 280701028

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027