Davidson County DEEDWARR
Recvd: 11/06/08 11:45 2 pgs
Fees:13.00 Taxes:1232.06

20081106-0110499

File No. 280600468

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,990.00

James Vincent Abernathy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 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
James Vincent Abernathy	First Equity Mortgage	186040A16100CO
(NAME)	(NAME)	
7661 Kemberton Drive East	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	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 **James Vincent Abernathy and Michelle Kendrick Abernathy, husband and wife**, 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. 277, Final Plat, Burkitt Place, Phase 2G, as shown on plat of record in Instrument No. 20070514-0057216 and in Instrument No. 20070628-0077531, in the Register's Office, Davidson County, TN, 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 No. 20070530-0064127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat in Instrument No. 20050920-0113225, 20070514-0057216, and 20070628-0077531, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20060306-0025388 and in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners' Association for open space of record in Instrument No. 20071220-0145868, Register's Office for Davidson County, Tennessee.

Sewer and Access Easement to Burkitt Place Development, LLC of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Sewer Easement to Metropolitan Government of Nashville of record in Instrument No. 20050908-0108101, Register's Office for Davidson County, Tennessee.

Easement Agreement to Level 3 Communications, LLC of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

Stormwater Easement to Metroplitan Government of Nashville of record in Instrument No. 20060427-0048083, 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 7661 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 5th day of November, 2008.

Drees Premier Homes Inc.

By: _____
Patrik Achilles, Assistant Secretary

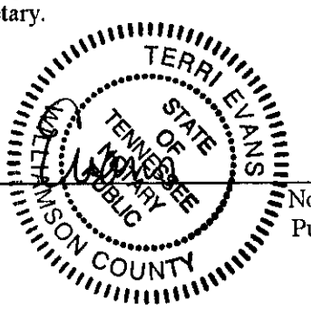
STATE OF TENNESSEE

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 himself 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 5th day of November, 2008.

Commission expires: 3/28/10



_____
Notary Public

File Number: 280600468
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027