Davidson County DEEDWARR
Recvd: 12/01/08 13:04 2 pgs
Fees:13.00 Taxes:1110.00

20081201-0116302

File No. 281100024

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

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
Dustin S. Delgado	First Equity Mortgage	087020A05300
(NAME) 7509 Thornwood Drive	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Mt. Juliet, TN 37122	(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 **Dustin S. Delgado and Rachel D. Delgado, 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. 15, Final Plat Cobblestone Landing, Phase 2A, as shown on plat of record in Instrument 20080220-0016775, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

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

This conveyance is subject to the following:

All matters as set forth per Plat Instrument 200802200016775, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 200508290103476, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement of record in Book 5168, Page 910 and Book 11475, Page 235, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 7079, Page 196 and Book 7083, Page 435; and Book 7607, Page 135, Register's Office for Davidson County, Tennessee.

Joint Access/Public Utility Easement of record in Book 8190, Page 75, Register's Office for Davidson County, Tennessee.

Waterline Easement of record in Book 11476, Page 233, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument 200311060163210, 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 7509 Thornwood Drive, 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), 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 20th 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 20th day of November, 2008.

Commission expires: 3/28/10

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____
Notary Public

File Number: 281100024

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