File No. 281100742

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/06/09 16:06 3 pgs
Fees:18.00 Taxes:1320.90
20090106-0001402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011

(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public 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
Rosemary Theriot	Elite Home Loans, Inc., ISAOA/ATIMA	180040B13400CO
(NAME) 3545 Fairmeadows Drive	(NAME) 109 Westpark Drive, Suite 260	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(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 **Rosemary Theriot,** UNMARRIED, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 139, Final Plat of Brookview Forest Phase IV, as shown on plat of record in Instrument 20061107-0138639, in the Register's Office, 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 Premier Homes, Inc. by Warranty Deed from Danco Property Investments, LLC of record in Instrument 20021001-0118959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat of record in Instrument 20061107-0138639, Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee.

Stormwater Easement of record in Instrument 20021007-0121969, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument 20030918-0138293, 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 3545 Fairmeadows Drive, 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), HER 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), HER 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 31st day of December, 2008.

Drees Premier Homes, Inc.

By: _____
Patrik Achilles, Assistant Secretary

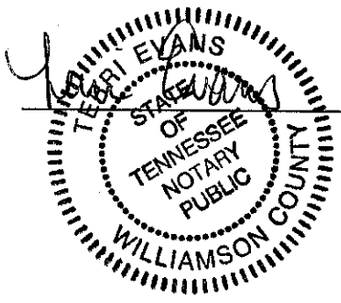
STATE OF TENNESSEE

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 31st day of December, 2008.

Commission expires: 3/23/10



_____
Notary Public

File Number: 281100742
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011

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