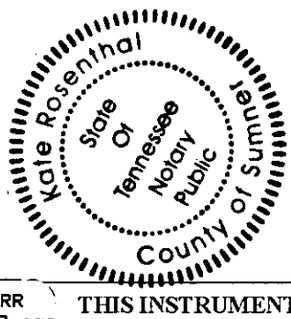
File No. 290100046

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Daniel P. Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2009.

Kate Rosenthal
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/02/09 14:59 2 pgs
Fees:13.00 Taxes:1147.00
20090302-0018374

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

MY COMMISSION EXPIRES NOV 22 2010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Curtis	NEW OWNER	08700019600
(NAME)	(NAME)	
7513 Thornwood Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 **Daniel P. Curtis and Jenny L. Curtis, 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. 14, Final Plat Cobblestone Landing Phase 2A, as shown on plat of record in Instrument 200802200016775, in the Register's Office, 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 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:

All matters as set forth per Plat Instrument 20080220-0016775, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 20050829-0103476, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to Ernest D. Williams of record in Book 5168, Page 910, Register's Office for Davidson County, Tennessee.

Sewer Easement to Byrd Dev Partners of record in Book 7079, Page 196 and Book 7083, Page 435, Register's Office for Davidson County, Tennessee.

Sewer Easement to Centex Real Estate Corp. of record in Book 7607, Page 135, Register's Office for Davidson County, Tennessee.

Utility Easement to J.W. Whittle et al of record in Book 8190, Page 75, Register's Office for Davidson County, Tennessee.

Water Easement to Clarence E. Crowder, Jr. and Lula M. Crowder of record in Book 11476, Page 233, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement to David W. Waldron of record in Book 11476, Page 235, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement to City of Nashville of record in Instrument 20031106-0163210, 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 7513 Thornwood Court, 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 27th day of February, 2009.

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 27th day of February, 2009.

Commission expires: 3/28/10



Notary Public

File Number: 290100046
RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027