File No. 290100045

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/05/09 09:05 2 pgs
Fees:13.00 Taxes:1480.00
20090305-0019582

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle L. Crank-Datka	Countrywide Bank FSB	1800A06500CO
(NAME)	(NAME)	
1300 Beech Hollow Drive	1199 North Fairfax Str. Ste 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Alexandria, VA 22314	
(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 **Michelle L. Crank-Datka and Richard J. Datka, wife and husband**, hereinafter called the grantee(s), 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. 24 on the Plan of Section Two, The Ridge at Stone Creek Park, as shown on plat of record in Instrument 20060120-0007577, Register's Office for Davidson County, Tennessee, to which said 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 Gillespie Land Development, LLC, a Tennessee Limited Liability Company, of record in Instrument 20080130-0009642, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Instrument 200601200007577, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 10324, Page 365, Instrument 200107190076875, Instrument 200207220087705, Register's Office for Davidson County, Tennessee.

Subject to an Ingress/Egress Easement of record in Book 5552, Page 857, and Book 10716, Page 596, Register's Office for Davidson County, Tennessee.

Subject to a Stormwater Detention Agreement Easement of record in Instrument 200205280064318, Register's Office for Davidson County, Tennessee.

Charter for Stone Creek Park Homeowners' Association, Inc. of record in Book 10324, Page 358, 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 1300 Beech Hollow 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), 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), 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, Assitant 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

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____

Notary Public

File Number: 290100045

RETURN TO:

Cumberland Title

1604 Westgate Circle, Suite 3

Brentwood, TN 37027