File No. 290400047

## WARRANTY DEED

HENRY E. RAGLE, IV NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,110.00

Brenda Drewry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires: July 6, 2010
(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: 05/11/09 09:32 3 pgs
Fees:18.00 Taxes:1169.61
**20090511-0042883**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dirk R. Mostert | Countrywide Bank, FSB | 180040B11600CO |
| (NAME) | (NAME) | |
| 3625 Fairmeadows Court | 801 Crescent Centre Drive, Suite 510 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Franklin, TN 37067 | |
| (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 **Dirk R. Mostert and wife, Anna M. Mostert**, 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. 126, Final Plat of Brookview Forest Phase IV, as shown on plat of record in Instrument 20061107-0138639, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being 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 Instrument 20061107-0138639, Register's Office for Davidson County, Tennessee.

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

Stormwater Detention Agreement Easement to Metropolitan Government of Nashville 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 3625 Fairmeadows Court, 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), 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 17th day of April, 2009.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assistant Secretary

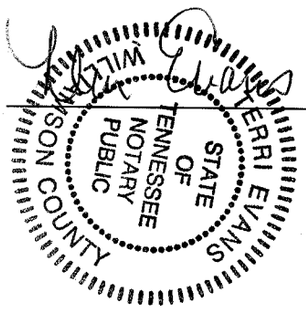
STATE OF TENNESSEE

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 17th day of April, 2009.

Commission expires: 3/28/10




Notary Public

**File Number: 290400047**

**RETURN TO:**

Cumberland Title

1604 Westgate Circle, Suite 3

Brentwood, TN 37027

I, Dawn D. Chase 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.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).