File No. 290401116

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/09 14:19 3 pgs
Fees:18.00 Taxes:1217.30
20090520-0046476

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Palmer	First Equity Mortgage	186040A12500CO
(NAME)	(NAME)	
8177 Middlewicke Lane	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Cincinnati, Ohio 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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Drees Premier Homes, Inc., an Ohio corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric A. Palmer, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), HIS 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 all of Lot No. 418, on the Final Plat of Burkitt Place Phase 2B, of record in Instrument 20070222-0021966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation, by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record in Instrument 20070522-0061098, dated May 15, 2007 and filed for record on May 22, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Instrument 200509200113225 and Plat Instrument 200702220021966, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 200603060025388 and Instrument 200702020014304, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument 200508160096915 and Instrument 200509080108101, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument 200603170030915, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement Easement of record in Instrument 200604270048083, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Burkitt Place Homeowner's Association, Inc. of record in Instrument 200712200145868, 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 8177 Middlewicke Lane, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, HIS heirs and assigns, forever. 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.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, HIS heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 8th day of May, 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 8th day of May, 2009.

Commission expires: 3/28/10

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____

Notary Public

File Number: 290401116

RETURN TO:

Cumberland Title

1604 Westgate Circle, Suite 3

Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

(SEAL) MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: June 20, 2011

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