File No. 290600537

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090046113 DEEDWARR
Recvd: 07/09/09 12:44 2 pgs
Fees:13.00 Taxes:1050.80
20090709-0064133

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Erik L Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 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
Erik L. Cooper	Erik L. Cooper	186040A15000CO
(NAME) 7613 Kemberton Drive East	(NAME) 7613 Kemberton Drive East	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(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, WE, **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 **Erik L. Cooper, 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. 288, on the Final Plat of Burkitt Place Phase 2G, of record in Instrument 20070514-0057216 and 20070628-0077531, said Register's Office, reference to which 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 20070530-0064127, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 20050920-0113225, Instrument 20070514-0057216, Instrument 20070628-0077531, said Register's Office.

Restrictions of record in Instrument 20060306-0025388, Instrument 20070202-0014304, said Register's Office

Sewer and Access Easement to Burkitt Place Development of record in Instrument 20050816-0096915, said Register's Office.

Sewer Easement to Nashville of record in Instrument 20050908-0108101, said Register's Office.

Easement Agreement to Communications, LLC of record in Instrument 20060317-0030915, said Register's Office.

Stormwater Detention Agreement Easement to Nashville of record in Instrument 20060427-0048083, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in Instrument 20071220-0145868, said Register's Office.

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 7613 Kemberton Drive East, 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 30th day of June, 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 30th day of June, 2009.

Commission expires: 3/28/10

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____

Notary Public

File Number: 290600537

RETURN TO:

Cumberland Title

1604 Westgate Circle, Suite 3

Brentwood, TN 37027