File No. 290700046

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 14, 2012
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/20/09 10:20 3 pgs
Fees:18.00 Taxes:1036.00
20090820-0078386

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
Joshua J Graves Kara K Graves	Bank of America	186040A15100CO
(NAME) 7617 Kemberton Drive East	(NAME) 9000 Southside Blvd., Bldg 600	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Jacksonville, FL 32256	
(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, **WE, 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 **Joshua J. Graves and Kara K Graves, 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:

Being all of Lot No. 287, on the Final Plat Burkitt Place Phase 2G, of record in Instrument 200705140057216 and 20070628-0077531, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by 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 200702020014304, said Register's Office.

Sewer and Access Easement to Nashville 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 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 7617 Kemberton Drive East, Nolensville, TN 37135

(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 /my/our hands this 31st day of July, 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 31st day of July, 2009.

Commission expires: 3/28/10

TERI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

_____

Notary Public

File Number: 290700046

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

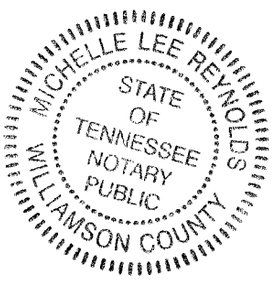
Cumberland Title

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)



Notary Public

My Commission Expires: June 20, 2011