Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allison B. Duke Kyle W. Duke 805 Lealand Court Nashville, TN 37204	Wells Fargo Home Mortgage P.O. Box 11701 Newark, NJ. 07101-4701	132-01-0-C-002.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090063810 DEEDWARR
Recvd: 09/18/09 08:19 3 pgs
Fees:18.00 Taxes:2138.36
20090918-0087073

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$577,935.00**

Allison Duke
Affiant

Subscribed and sworn to before me, this the 16th day of September, 2009.

L. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

L. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Drees Premier Homes Inc, an Ohio Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Allison B. Duke and husband, Kyle W. Duke, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of SECTION ONE, LEALAND HALL, a Planned Unit Development, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes Inc, by Warranty Deed from Nashville Property Managers, LLP, a Tennessee limited liability partnership, dated April 16, 2009, of record in Instrument No. 20090421-0036111, Register's Office for Davidson County, Tennessee.

This is improved property located at: **805 Lealand Court, Nashville, TN 37204**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **September, 2009.**

Drees Premier Homes Inc

By: **Michael D. Carey**
It's: **Assistant Secretary**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned of the State and County mentioned, personally appeared **Michael D. Carey** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Secretary** of **Drees Premier Homes Inc,** the within named bargainor, a corporation, and that such **Michael D. Carey**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Assistant Secretary.**

Witness my hand and Seal at office on the **16th** day of **September, 2009.**

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Property Taxes for the year 2009 have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorate share thereof to GRANTORS who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of SECTION ONE, LEALAND HALL, as recorded in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035198, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Book 1424, pages 98-99, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument No. 20060627-0076705, Register's Office for Davidson County, Tennessee.
7. Water Line Easement of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.
8. By-Laws of record in Instrument No. 20070323-0035198, Register's Office for Davidson County, Tennessee.