File No. 210020434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

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

Davidson County DEEDWARR
Recvd: 03/30/10 10:34 3 pgs
Fees:18.00 Taxes:932.40
20100330-0023577

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela R. Overton	Angela R. Overton	087020A00100
(NAME)	(NAME)	
455 Landings Way	455 Landings Way	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(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 **Angela R. Overton, a married woman**, hereinafter called the grantee(s), HER 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. 1, on the Final Plat of Cobblestone Landing Phase I, of record in Instrument 20050822-0099471, Register's Office for Davidson County, Tennessee, 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 deed from Cobblestone Landing, LLC, an Ohio Limited Liability Company of record in Instrument 20050225-0021030, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 20050822-0099471, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20050829-0103476, said Register's Office.

Ingress/Egress Easement to Ernest D. Williams of record in Book 5168, Page 910, said Register's Office.

Easement to Byrd Dev Partners of record in Book 7079, Page 196, said Register's Office.

Rerecorded Easement to Byrd Dev Partners of record in Book 7083, Page 435, said Register's Office.

Amendment to Easement to Centex Real Estates Corp. of record in Book 7607, Page 135, said Register's Office.

Joint Access and Public Utility Easement to J. W. Whittle of record in Book 8190, Page 75, said Register's Office.

Water Line Easement to Clarence E. Crowder of record in Book 11476, Page 233, said Register's Office.

Ingress/Egress and Utility Easement to David William Waldron and Anna Waldron of record in Book 11476, Page 235, said Register's Office.

Stormwater Detention Agreement Easement to Metropolitan Government of Nashville of record in Instrument 20031106-0163210, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances to Metropolitan Government of Nashville of record in Instrument 20051006-0120859, 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 455 Landings Way, Mt. Juliet, TN 37122

(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), HER 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), HER 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 19th day of March, 2010.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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 himself as such Assistant Secretary.

Witness my hand at office this 19th day of March, 2010.

Commission expires: 3/28/10

_____

Notary Public

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File Number: 210020434

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

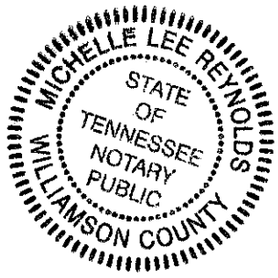
Cumberland Title

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

900