File No. 210070134

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044809 DEEDWARR
Recvd: 07/22/10 09:23 2 pgs
Fees:13.00 Taxes:885.69
20100722-0057248

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2010.

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: NOTARY PUBLIC

My Commission Expires MAY 2, 2011

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

Box 44

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin E. Neutzler	SAME	186040A15500CO
(NAME)	(NAME)	
7633 Kemberton Drive East		
(ADDRESS)	(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 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 **Erin E. Neutzler, unmarried,** 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:

Land in Davidson County, Tennessee, being all of Lot No. 283 on the Final Plat of Burkitt Place, Phase 2G, of record in Instrument 20070514-0057216 and 20070628-0077531 , 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 Burkitt Place Development, LLC, a Tennessee limited liability company, as filed of record in Instrument 20080304-0021735, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

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

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument 20060306-0025388, as amended in Instrument 20070202-0014304, said Register's Office.

Easement and Contribution Agreement of record in Instrument 20050816-0096915, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument 20050908-0108101, said Register's Office.

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

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

Quitclaim Deed to the Homeowners Association 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 7633 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), 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 my hand this 21st day of July, 2010.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assistant Secretary

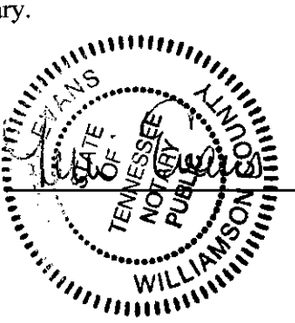
STATE OF TENNESSEE

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 himself as such Assistant Secretary.

Witness my hand at office this 21st day of July, 2010.

Commission expires: 3/3/14



_____

Notary Public

File Number: 210070134

RETURN TO:

Stewart Title Company
1604 Westgate Circle, Suite 3
Brentwood, TN 37027