File No. 210070098

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/10 11:06 3 pgs
Fees:18.00 Taxes:836.57
20100916-0073747

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: July 14, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
LaShunda Gardner	First Equity Mortgage, Inc.	180040B15300
(NAME) 3157 Brookview Forest Drive	(NAME) 7265 Kenwood Road, Suite 111	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45236	
(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 **LaShunda Gardner and Jonathan Gardner, wife and husband**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 64 on the Final Plat of Brookview Forest, Phase V, of record in Instrument 20090309-0021109, 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. by Deed from Danco Property Investments, LLC, as filed of record in Instrument 20021001-0118959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Instrument 20090309-0021109, said Register's Office.

All matters set out in deed including but not limited to an easement of record in Book 8404, Page 676, said Register's Office.

Stormwater Detention Agreement of record in Instrument 20060104-0001198, said Register's Office.

Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument 20070323-0035374, said Register's Office.

Charter of Brookview Forest Homeowners Association of record in Instrument 20030918-0138293, 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 3157 Brookview Forest Drive, Nashville, TN 37211
(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 hand(s) this 25th day of August, 2010.

Drees Premier Homes, Inc.

By: _____

Michael D. Carey, Assistant Secretary

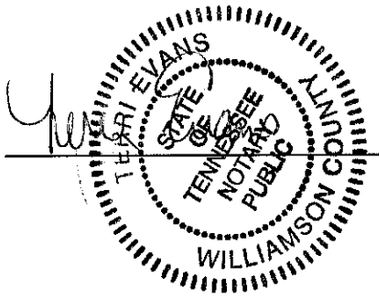
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Michael D. Carey** 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, Michael D. Carey 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 25th day of August, 2010.

Commission expires: 3/3/14



Notary Public

File Number: 210070098

RETURN TO:

Stewart Title Company
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

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