File No. 210060154

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100064374 DEEDWARR
Recvd: 10/11/10 13:42 2 pgs
Fees:13.00 Taxes:1099.92
20101011-0081402

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,275.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2010..

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

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
Nathan W. Reid	NEW OWNER	189 10B14200
(NAME) 3113 Brookview Forest Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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 **Nathan W. Reid and Jaime A. Reid, 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:

Land in Davidson County, Tennessee, being all of Lot No. 53, on the plan of Brookview Forest, Phase V, of record in Instrument No. 20090309-0021109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to DREES PREMIER HOMES INC. by Deed from DANCO PROPERTY INVESTMENTS LLC, and filed for record in Instrument No. 20021001-0118959, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 421, Page 146, Instrument No. 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.

Storm water Detention Agreement of record in Instrument No. 20060104-0001198, said Register's Office.

Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20070323-0035374, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20030918-0138293, Register's Office for said County.

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 3113 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 our hands this 8th day of October, 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 8th day of October, 2010..

Commission expires: 3/3/14

_____

Notary Public

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 210060154

RETURN TO:

Stewart Title Company

1604 Westgate Circle, Suite 3

Brentwood, TN 37027