File No. 210100255

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/10 08:46 3 pgs
Fees:18.00 Taxes:977.73
20101124-0094021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,250.00

Chandra Y. Smith
Affiant

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

Notary Public

MY COMMISSION EXPIRES: July 16th 2014
(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 |
|---|---|---|
| Chandra Y. Smith | First Equity Mortgage, Inc. | 180040B14400 |
| (NAME) | (NAME) | |
| 3121 Brookview Forest Drive | 7265 Kenwood Road, Suite 111 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | 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, **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 **Chandra Y. Smith, an unmarried 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:

Land in Davidson County, Tennessee, being all of Lot No. 55, 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, as filed of 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.

County of Davidson taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

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 3121 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), 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/our hand(s) this 19th day of November, 2010.

Drees Premier Homes, Inc.

By: _____

Patrik Achilles, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLAMSON

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 November, 2010.

Commission expires: 3/3/14

_____ Notary Public

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**File Number: 210100255**

**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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