Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor York 813 Lealand Court Nashville, TN 37204	SunTrust Mortgage 401 Commerce St Ste 6100 Nashville, TN 37219	132-0-10-C-004.00CO

Davidson County DEEDWARR
Recvd: 05/09/11 13:04 4 pgs
Fees:23.00 Taxes:2223.44
20110509-0035450

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$600,930.00**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2011.

Notary Public

My Commission Expires: 12-10-2012
(Affix Seal)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Drees Premier Homes, Inc., an Ohio Corporation, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Taylor York, ("Grantee")**, her successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of SECTION ONE, LEALAND HALL, a Planned Unit Development, of record in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes Inc, by Warranty Deed from Nashville Property Managers, LLP, a Tennessee limited liability partnership, dated March 7, 2008, of record in Instrument No. 20080319-0027738, and corrected by Notary Instrument of Correction of record in Instrument No. 20080509-0048069, Register's Office for Davidson County, Tennessee.

This is improved property located at: **813 Lealand Court, Nashville, TN 37204**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of **April, 2011.**

Drees Premier Homes, Inc.

By: **Michael D. Carey**
It's: **Assistant Secretary**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Michael D. Carey** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Secretary** of **Drees Premier Homes, Inc.,** the within named bargainor, a corporation, and that such **Michael D. Carey**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Assistant Secretary.**

Witness my hand and Seal at office on the 25th day of **April, 2011.**

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of SECTION ONE, LEALAND HALL, as recorded in Instrument No. 20080220-0016769, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070323-0035198, Register's Office for Davidson County, Tennessee.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Bok 1424, pages 98-99, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20060627-0076705, Register's Office for Davidson County, Tennessee.

7. Water Line Easement of record in Book 1141, page 378, Register's Office for Davidson County, Tennessee.

I, Dawn D Chase do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Williamson

Personally appeared before me. Laurie M. Harris notary public for this county and state Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF LAURIE M. HARRIS

MY COMMISSION EXPIRES: 12-10-2012

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).