WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-6584b

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sherri Bashore	First Equity Mortgage, Inc.	186040A11700CO
(NAME)	(NAME)	
8176 Middlewick Lane	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	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 GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sherri Bashore, an unmarried woman, and Joseph Ledoux, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in ~~Williamson~~ Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 308 on the Final Plat of Burkitt Place, Phase 2B, as of record in Instrument No. 200702220021966, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Drees Premier Homes Inc. an Ohio Corporation by Deed from Burkitt Place Development LLC, a Tennessee limited liability company, dated 04/15/2011 and filed for record on 04/19/2011 in Instrument 201104190030170, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200509200113225, Instrument 200702220021966, (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304, as amended of record in Instrument 201201060001500, (3) Easement and Contribution Agreement of record in Instrument 200508160096915, (4) Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200509080108101, (5) Easement Agreement of record in Instrument 200603170030915, (6) Storm Water Detention Agreement of record in Instrument 200604270048083, and (7) Quitclaim Deed to The Homeowner's Association of record in Instrument 200712200145868, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120008835 DEEDWARR
Recvd: 02/06/12 11:07 2 pgs
Fees:13.00 Taxes:1256.15
20120206-0010422

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 8176 Middlewick Lane, 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), their heirs and/or 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/or 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 31st day of January, 2012.

Drees Premier Homes, Inc.

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 and Official seal this 31st day of January, 2012.

Notary Public
My Commission Expires 3-4-14

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027