WARRANTY DEED

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Melissa Grohovsky Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: May 14, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Grohovsky Dodson	First Equity Mortgage, Inc	180040B15800CO
(NAME)	(NAME)	
3205 Brookview Forest Drive	211 Grandview Drive, Ste 102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Fort Mitchell, KY 41017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/05/13 13:37 3 pgs
Fees:18.00 Taxes:1198.80
20130205-0011968

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 **Melissa Grohovsky Dodson and George Victor Dodson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 70, on the plan of Brookview Forest, Phase 5, of record in Instrument 200903090021109, said Register's Office, 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, dated 09/25/2002 and filed for record on 10/01/2002 in Instrument 200210010118959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 421, Page 146, Instrument 200903090021109, (2) All matters including but not limited to an Easement of record in Book 8404, Page 676, (3) Storm water Detention Agreement of record in Instrument 200601040001198, (4) Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument 200703230035374, (5) Charter of record in Instrument 200309180138293, and (6) Quitclaim Deed to The Homeowner's Association of record in Instrument 201111170090032, 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 3205 Brookview Forest Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-12804
SMG TN Warranty Deed

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 29th day of January, 2013.

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 29th day of January, 2013.

Notary Public
My Commission Expires: 3/3/14

TERRI LYNN STEWART NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

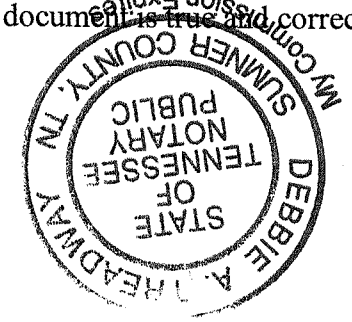
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named 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: 4/23/2013