PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County
Trans:T20130022366 DEEDWARR
Recvd: 03/19/13 12:46 2 pgs
Fees:13.00 Taxes:407.00
20130319-0027204

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52368

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Drees Premier Homes, Inc., an Ohio Corporation 211 Grandview Dr. Fort Mitchell, KY 41017	New Owner

TAX MAP-PARCEL NUMBERS: 15912000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, F. Annette Cox, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Drees Premier Homes, Inc. an Ohio Corporation, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Section Three, Revised, Oak Hill Estates, of record in Book 5200, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to J.B. Downey, Trustee, by Installment Deed from Sarah S. Stengel, Marie S. Woolwine, Viola S. Baulch, and Elizabeth S. Johnston, dated February 8, 1966, recorded March 13, 1966 in Book 3992, Page 756, Register's Office for Davidson County, Tennessee.

Further, being part of the same property conveyed to R. R. Harris, Jr., Trustee by deed from J.B. Downey, Trustee, dated December 28, 1976, recorded January 12, 1977 in Book 5103, Page 11, Register's Office for Davidson County, Tennessee.

Further, being part of the same property conveyed to F. Annette Cox by deed from R. R. Harris, Jr., Trustee, dated October 9, 2008, recorded November 7, 2008 in Instrument No. 20081107-0111086, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor an spouse or assigns.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200 Page 16, said Register's Office, which Plan shows a 75foot minimum building setback line from Hillview Drive and a 10 foot easement for public utility and drainage purposes along the rear line and areas labeled No. 1 and 2 for sewage soil absorption systems and areas shown for building site.

This is unimproved property, known as: 5551 Hillview Drive, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2013.

F. Annette Cox

State of Tennessee
County of Davidson

On this 15th day of March, 2013 , before me the undersigned authority, personally appeared F. Annette Cox , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2013

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary Public