WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130040060 DEEDWARR
Recvd: 05/14/13 10:50 2 pgs
Fees:13.00 Taxes:1276.13

20130514-0048417

JANE GRAVES 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 $344,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

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
Todd Carr	same address	186040A23100CO
(NAME)	(NAME)	
217 Foxley Court	as new owner	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(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 **Todd Carr and Jill Carr, husband and wife**, 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. 436, on the plan of Burkitt Place, Phase 2D, Section 1, of record in Instrument 20111213009704S, 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., a Tennessee Corporation by Deed from NW Burkitt LLC, a Delaware limited liability company, dated 04/10/2012 and filed for record on 04/11/2012 in Instrument 201204110031020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200509200113225, Instrument 20111213009704S, (2) Restrictions of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304, (3) Easement and Contribution Agreement of record in Instrument 200508160096915, (4) Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Main, 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) Assignment of Developers Rights of record in Instrument 201201060001500, 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 217 Foxley Court, 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 9th day of May, 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 9th day of May, 2013.

NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE TERRA EVANS

Notary Public
My Commission Expires: 1/7/14

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