THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue
Nashville, Tennessee 37203
R13-1591

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel G. Philippi Jeffrey Cathey 370 Oakley Drive Nashville, TN 37211	Freedom Mortgage 907 Pleasant Valley Ave Ste 3 Mount Laurel, NJ. 08054	172-15-0-C-006.00

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13591

BILL GARRETT, Davidson County
Trans:T20130094765 DEEDWARRSP
Recvd: 11/06/13 10:08 2 pgs
Fees:13.00 Taxes:1592.68
20131106-0115042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is **$430,455.00**

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2013.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

SPECIAL 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 **Daniel G. Philippi, unmarried and Jeffrey Cathey, unmarried, as joint tenants with rights of survivorship, ("Grantee")**, and Grantee's 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. 6 on the Plan of BRENTWOOD KNOLL, PHASE ONE, of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed from Andre Jaeckle, married, dated June 21, 2013, of record in Instrument No. 20130627-0066374, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2817 Brentwood Knoll Court, Nashville, TN 37211**

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 **1st** day of **November, 2013.**

Drees Premier Homes, Inc.

By: _____
Michael D. Carey, Its Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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, an Ohio Corporation, and that such **Michael D. Carey**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Ohio Corporation as **Assistant Secretary.**

Witness my hand and Seal at office on the **1st** day of **November, 2013.**

_____
Notary Public

My Commission Expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2014, a lien not yet due and payable.
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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brentwood Knoll, Phase One, as recorded in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.
6. Easements stated in Instrument No. 20120416-0032221, Register's Office for Davidson County, Tennessee.