# WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,815.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: May 1st 2018

(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 |
|---|---|---|
| Jennifer R. Sweeney | Pinnacle Bank | 186040A476.00CO |
| (NAME) | (NAME) | |
| 417 Marlowe Court | 150 3rd Ave S, Ste 900 | Davidson County DEEDWARR<br>Recvd: 02/11/14 12:29 3 pgs<br>Fees:18.00 Taxes:1431.22<br>**20140211-0012055** |
| (ADDRESS) | (ADDRESS) | |
| Nolensville, TN 37135 | Nashville, TN 37201 | |
| (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 **Jennifer R. Sweeney and Benjamin L. Sweeney, 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 Lot No. 476, on the plan of Final Plat, Burkitt Place, Phase 2I, as shown on plat of record in Instrument No. 20130215-0015586, 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., an Ohio Corporation by Warranty Deed dated 09/30/2013 from NW Burkitt LLC, a Delaware limited liability company of record in Instrument 201310030104150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200509200113225, Instrument 201302150015586, (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20060306-0025388, as amended of record in Instrument 20070202-0014304, (3) Assignment of Developers Rights of record in Instrument 20120106-0001500, (4) Easement and Contribution Agreement of record in Instrument 20050816-0096915, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 20050908-0108101, (6) Easement Agreement of record in Instrument 20060317-0030915, and (7) Stormwater Detention Agreement of record in Instrument 20060427-0048083, 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 417 Marlowe 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 7th day of February, 2014.

DREES PREMIER HOMES, INC.

Michael D. Carey
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 **Michael D. Carey** 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, Michael D.Carey 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 7th day of February, 2014.

TERRI EVANS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires 2/11/18

**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.

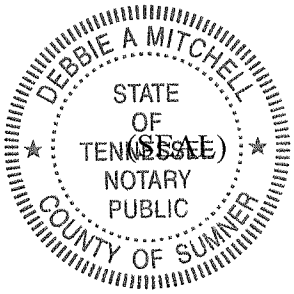
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, 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.




Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017