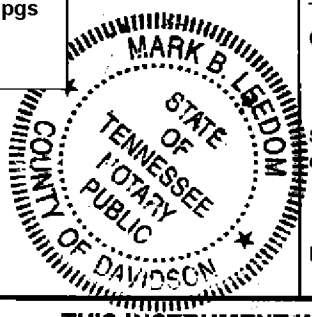
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/14 07:53 3 pgs
Fees:18.00 Taxes:1442.63
20141107-0102780



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/1/17

(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 Garcia-Smith	Churchill Mortgage	186040A46500CO
(NAME)	(NAME)	
9112 Macauley Lane	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Brentwood TN 37027	
(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 **Melissa Garcia-Smith and Bradford J. Smith, 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. 465, on the plan of Burkitt Place, Phase 2K , Section 1, as shown on plat of record in Instrument 201310020103400, said Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio Corporation by Warranty Deed dated 02/14/2014 from NW Burkitt, LLC, a Delaware Limited Liability Company of record in Instrument 201402180013777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 201310020103400, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200603060025388, (3) First Amendment to Declaration of Easement, Covenants, Conditions and Restrictions of record in Instrument 200702020014304, (4) Easement and Contribution Agreement of record in Instrument 200508160096915, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Instrument 200509080108101, (6) Easement Agreement of record in Instrument 200603170030915, (7) Stormwater Detention Agreement of record in Instrument 200604270048083, and (8) Assignment of Developer's 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 9112 Macauley Lane, 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 31st day of October, 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 31st day of October, 2014.

JERI EVANS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 7/22/18

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

True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

