G#26375-4 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087710 DEEDWARR
Recvd: 11/21/14 09:08 2 pgs
Fees:13.00 Taxes:1580.63
20141121-0107257

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,197.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/13/17

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Stephen C. Becker	"New Owners"	Part of 18600003300
(NAME)	(NAME)	
9137 Macauley Lane		New Number for 2015:
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		186040A48800CO
(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 **Stephen C. Becker and Diane S. Becker, 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 Lot No. 488 on the Final Plat of Burkitt Place, Phase 2-K, Section 3, as of record in Instrument No. 20140609-0049812, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Drees Premier Homes, Inc by deed from NW Burkitt, LLC dated June 16, 2014 and filed of record in Instrument No. 20140624-0055215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per boundary plat of record in plat of record in Instrument No. 20140609-0049812 and boundary plat of record in Instrument 200509200113225, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200603060025388, as amended of record in Instrument 200702020014304, (3) Assignment of Developer's Rights of record in Instrument 201201060001500, as amended of record in Instrument 200702020014304, (4) Easement and Contribution Agreement Easement of record in Instrument 200508160096915, (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Instrument 200509080108101, (6) Easement Agreement Easement of record in Instrument 200603170030915, (7) Right of Way Easement of record in Instrument No. 200611090139669, (8) Easement to United Telephone Co. of record in Instrument No. 200606070067543, and (9) Stormwater Detention Agreement Easement of record in Instrument 200604270048083, 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 9137 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 20th day of November, 2014.

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 20th day of November, 2014.

Notary Public
My Commission Expires: 2/24/18

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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