THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1271

**All recording tax was paid on Warranty Deed of record in Book 6461, page 237,Register's Office for Williamson County, Tennessee.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1604 Westgate Circle Brentwood, TN 37027	New Owner	008O-C-064.00

BILL GARRETT, Davidson County
Trans:T20150043195 DEEDWARR
Recvd: 06/02/15 16:16 4 pgs
Fees:22.00 Taxes:0.00
20150602-0051451

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this the 22 day of May, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Ross Allen Lampert and Reed Allen Lampert, being all of the heirs at law of Rodney A. Lampert, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson and Davidson County, State of Tennessee, described as follows, to wit:

Land in the City of Brentwood in Williamson and Davidson Counties, Tennessee, being Lot No. 62 on the Plan of Derby Glen Close, of record in Plat Book 21, page 2, Register's Office for Williamson County, Tennessee, and of record in Book 6250, page 90, 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 Rodney A. Lampert, a single man, by Quit Claim Deed from Elizabeth Lampert, dated October 1, 2008, of record in Book 4649, page 991, Register's Office for Williamson County, Tennessee, and further being recorded in Instrument No. 20081001-0099618, Register's Office for Davidson County, Tennessee. The said Rodney A. Lampert died on June 18, 2012 and pursuant to the Affidavits of Heirship of record in Instrument

No. 20150602-0051447, and Instrument No. 20150602-0051448, Register's Office Davidson County, Tennessee, the property was inherited by Ross Allen Lampert and Reed Allen Lampert as the heirs at law of Rodney A. Lampert.

This is unimproved property located at: **1627 Old Hickory Boulevard, Brentwood, TN 37027**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Ross Allen Lampert, by Elizabeth Watson pursuant to a Power of Attorney executed by Ross Allen Lampert, of record in in Instrument No. 20150602-0051450, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Reed Allen Lampert, by Elizabeth Watson pursuant to a Power of Attorney executed by Reed Allen Lampert, of record in in Instrument No. 20150602-0051449, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[The remaining portion of this page was intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of **May, 2015.**

GRANTOR(S)

Ross Allen Lampert by Elizabeth Watson his attorney in fact

Ross Allen Lampert by Elizabeth Watson, his Attorney in Fact

Reed Allen Lampert by Elizabeth Watson his attorney in fact

Reed Allen Lampert by Elizabeth Watson, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Elizabeth Watson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Ross Allen Lampert and Reed Allen Lampert,** as Attorney-in-Fact, as the free Act and Deed of the said Principals.

Witness my hand and official seal on this the 22 day of **May, 2015.**

C. M. Corriveau

Notary Public
My Commission Expires:

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

EXHIBIT "A"
To
Warranty Deed

FROM: Ross Allen Lampert and Reed Allen Lampert, being all of the heirs at law of Rodney A. Lampert, deceased

TO: Drees Premier Homes, Inc., an Ohio corporation

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant saith not.

Elizabeth Watson

Elizabeth Watson, Affiant

Sworn to and subscribed before me this 22 day of May, 2015.

L. M. Corriveau

Notary Public
My Commission Expires:

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