Davidson County	DEEDWARR
Recvd: 07/02/15 13:34	3 pgs
Fees:18.00 Taxes:1384.93	
20150702-0064356	

WARRANTY DEED

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,306.00

Roy Mendoza Magbanua
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy M. Magbanua	First Equity Mortgage, Inc	186-04-0-A 371.00CO
(NAME)	(NAME)	
9145 Macauley Lane	211 Grandview Dr, Ste 102	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Fort Mitchell, KY 41017	
(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 **Roy M. Magbanua and Ruby Rose Hernandez Magbanua, 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. 371, on the Final Plat, Burkitt Place, Phase 2K, Section 3, "Cluster Lot Subdivision", as shown on the plat of record in Instrument 20140609-0049812, in the Register's Office for Davidson County, Tennessee, 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 06/16/2014 from NW Burkitt LLC, a Delaware limited liability company of record in Instrument 201406240055215, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plats of record in Instrument 20050920-0113225 and Instrument 20140609-0049812, (2) Covenants, conditions, easements and restrictions recorded in Instrument No. 200603060025388, as amended of record in Instrument No. 200702020014304, (3) Assignment of Developers Rights of record in Instrument 201201060001500, (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, Pumps and Appurtenances of record in Instrument 200509080108101, (6) Easement Agreement of record in Instrument 200603170030915, and (7) Stormwater Detention Agreement of record in Instrument 200604270048083, in the Register's Office for Davidson County, Tennessee.

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 9145 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 29th day of June, 2015.

DREES PREMIER HOMES INC.

Patrik Achilles
Assistant Secretary

State of Tennessee
County of Davidson

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 29th day of June, 2015.

TERRI EVANS WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

Notary Public
My Commission Expires: 2/20/15

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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.

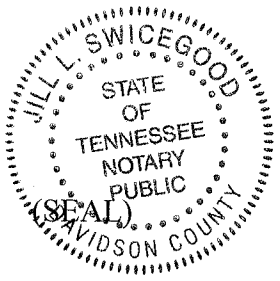
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, 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.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018