THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2242

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patrick Harrington Adriana Harrington 1424A Electric Avenue Nashville, TN 37206	newowner	094-01-0-484.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$409,900.00**

Affiant

Subscribed and sworn to before me, this the 21st day of December, 2015.

Notary Public

My Commission Expires: 1-5-18
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20150108606 DEEDWARR
Recvd: 12/23/15 14:15 2 pgs
Fees:13.00 Taxes:1516.63
20151223-0129358

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, **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Patrick Harrington and wife, Adriana Harrington,** hereinafter called the Grantees, their heirs and 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. 2 on the Final plat of East Side Estates, being a resubdivision of Lots 55 and 56 on the plan of Shelby Village No. 2, of record in Instrument No. 20141219-0116333, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being a portion of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed from Eric Lesueur, married, dated February 26, 2015, of record in Instrument No. 20150302-0017690, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1424A Electric Avenue, Nashville, TN 37206**

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. (2) all applicable zoning ordinances (3) All matters shown on the plat of East Side Estates, being a resubdivision of Lots 55 and 56 on the plan of Shelby Village No. 2, of record in Instrument No. 20141219-0116333, Register's Office for Davidson County, Tennessee. (4) Declaration of Covenants, Conditions and Restrictions recorded in Book 2015, page 639, Register's Office for Davidson County, Tennessee. (5) Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141015-0095113, Register's Office for Davidson County, Tennessee, and (6) other matters of public record.

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.

WITNESS our hands on the **21st** day of **December, 2015**.

DREES PREMIER HOMES, INC.,
an Ohio corporation

By: _____

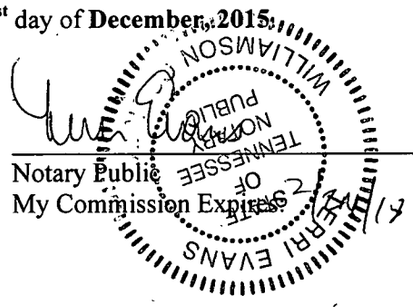
Name: Ronald M. Schroeder

Title: Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Ronald M. Schroeder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Assistant Secretary** of **Drees Premier Homes, Inc.,** the within named bargainor, a corporation, and that he as such **Assistant Secretary**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **Assistant Secretary**.

Witness my hand and Official Seal this the **21st** day of **December, 2015**.



Notary Public
My Commission Expires: 2-14-17