File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58081

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Drees Premier Homes, Inc., an Ohio corporation 1604 Westgate Circle Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 59-15-25 & 59-15-32 & 59-15-31 & 59-15-30 & 59-15-203 & 59-15-29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harris A. Gilbert, Trustee, Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I: Land in 21st District of Davidson County, Tennessee, as follows: Being Lot No. 7, in a subdivision made by the said Anderson Allen of a 16 acre tract of land by him C.W. Nance, a description of same is found in the Register's Office of Davidson County, Tennessee, Book 42, page 645. The size and boundaries and description of said Lot No. 7 is as follows: Beginning on Moorman's Arm at the N.E. corner of Walter Allen's Lot 6 of this subdivision and running south by East 18 poles, thence east by north 15.2 poles; thence north by west 17.96 poles to the above named arm and thence with the said Arm 15.2 poles to the beginning. Parcel 12D-84225.

Tract II: A lot or parcel of land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Anderson Allen land, as of record in Book 421, page 17, Register's Office for said County, described as follows: Beginning at the southwest corner of Lot No. 6 on said Plan; thence with the line between lots Nos. 5 and 6, northwardly 4.4 poles; thence north 89 3/4 deg., west 8.1 poles to a stone; thence south 3/4 deg., west 23.08 poles to a stone on Wilkinson's old north line 82 1/2 deg., east 14.9 poles; thence north 7 1/2 deg., west 17.5 poles to the southerly line of said Lot No. 6; thence with said line, westwardly 4.35 poles to the beginning.

Tract III: Land in Davidson County, Tennessee, being the west 1/2 of Lot No. 4 in a subdivision made by Anderson Allen of a 16 acre tract conveyed to his daughter, Mattie L. Demonbreun, a description of same is found in Book 262, page 232, Register's Office for said County. Said part of said lot is described according to a survey made by Paul E. Wain, Surveyor, dated April 5, 1959, as follows: Beginning at an iron pin on the northerly margin of an 18 foot lane at a point 1004.95 feet westerly from the northwest corner of the intersection of said Lane and Whites Creek Pike; thence northwesterly 288.75 feet to an iron pin; thence westerly 129.03 feet to an iron pin at a rock wall; thence southeasterly 288.75 feet to an iron pin in the northerly margin of said lane; thence easterly along said lane 129.03 feet to the beginning.

BILL GARRETT, Davidson County
Trans:T20160003345 DEEDWARR
Recvd: 01/13/16 14:04 4 pgs
Fees:23.00 Taxes:425.50
20160113-0003668

Tract IV: A small tract of land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Plan of the Old Anderson Allen Tract of land, as of record in Plan Book 421, page 17, Register's for said County, and described as follows: Beginning at the southeast corner of said Lot No. 4 in the northerly margin of an unnamed lane or road leading to the Whites Creek Pike; thence with the line between Lots 3 and 4, north 14 deg., west 9.56 poles to a point; thence south 82 1/2 deg., west 8 poles to a point; thence north 7 1/2 deg., west 8 poles to a point in the south line of Lot No. on said plan; thence with said line south 82 1/2 deg., west 11 poles to the corner of Lot Nos. 4 and 5 of said plan; thence with the line between Lots 4 and 5, south 7 1/2 deg., east 17.5 poles to the northwesterly corner of the terminus of said unnamed lane; thence with the northerly margin of said lane north 82 1/2 deg., east 20.02 poles to the point of beginning. Excluding from the above description is that certain tract of land conveyed to Sollie Bell Dozier, by deed from Mattie L. Demonbreun, of record in Book 553, page 27, Register's Office for said County.

Tract V & Tract VI: Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 3 on the plan of Anderson Allen Subdivision, as of record in Book 421, page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Derivations:

Tract I: Being part of the same property conveyed to Harris A. Gilbert, Trustee for Harris A. Gilbert, Pauline Gilbert and Charles Gilbert, Jr., by Warranty Deed of Exchange, from Leon Gilbert, dated May 29, 1975 and recorded on May 29, 1975 of record in Book 4916, page 473, Register's Office for Davidson County, Tennessee.

Tract II: Being the same property conveyed to Harris A. Gilbert, Trustee for Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert by Quitclaim Deed from Leon Gilbert, an unmarried man dated March 20, 1967 and recorded on April 3, 1967 of record in Book 4116, page 866, Register's Office for Davidson County, Tennessee.

Tract III: Being the same property conveyed to Harris A. Gilbert, Trustee for Pauline Gilbert Bader, Charles Gilbert, Jr., and Harris Gilbert with full power by Deed from Wilbur L. Duncan, dated November 14, 1985 and recorded on November 14, 1985 of record in Book 6709, page 768, Register's Office for Davidson County, Tennessee.

Tract IV: Being the same property conveyed to Harris A. Gilbert, Trustee for Harris A. Gilbert, Pauline Gilbert and Charles Gilbert, Jr., by Deed from Raymond L. Barrett, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated December 19, 1973 and recorded on September 10, 1976 of record in Book 5067, page 427, Register's Office for Davidson County, Tennessee.

Tract V & Tract VI: Being the same property conveyed to Harris A. Gilbert, Trustee, with full power by Warranty Deed from Sarah Townsend, one and the same as Sarah T. Forges, dated May 19, 1989 and recorded on May 19, 1989 of record in Book 7845, page 23, Register's Office for Davidson County, Tennessee.

Pauline Gilbert Bader and Pauline Gilbert are one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; Subject to all Mattes as set out on the Plan, with Owner's Certificate, of record in Book 421, page 17, said Register's Office. No insurance is afforded as to the exact amount of acreage contained herein.

This instrument is executed on behalf of Pauline Gilbert by Harris A. Gilbert pursuant to a Power of Attorney executed by her on the 9th day of September, 1979, of record in Book 5509, page 106, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is unimproved property, known as 619 Moormans Arm Road, Nashville, TN 37207

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2015

Harris A. Gilbert, Trustee
Harris A. Gilbert, Trustee

Harris A. Gilbert
Harris A. Gilbert

Charles Gilbert, Jr.

Pauline Gilbert by Harris A. Gilbert Atty in Fact
Pauline Gilbert by Harris A. Gilbert, Attorney-In-Fact

State of Tennessee

County of Davidson

On this 22ND day of DECEMBER, 2015, before me the undersigned authority, personally appeared **Harris A. Gilbert and Charles Gilbert, Jr.,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Harris A. Gilbert** 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 **Pauline Gilbert**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22ND day of DECEMBER, 2015.

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $115,000.00.

Affiant

Sworn and subscribed before me this 22ND day of DECEMBER, 2015

Notary

My Commission Expires: 3/7/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

On this 22ND day of DECEMBER, 2015, before me the undersigned authority, personally appeared Harris Gilbert, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My commission expires 3/17/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"
To
Warranty Deed

FROM: Harris A. Gilbert, Trustee, Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert

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

State of Tennessee
County of Davidson

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 document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Harris A. Gilbert, Affiant

Sworn to and subscribed before me this 2ND day of DECEMBER, 2015

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.