ADDRESS NEW OWNER:
Drees Premier Homes, Inc.
1604 Westgate Circle
Brentwood, TN 37027

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
Lot 41: 137-4-B-41.00; Lot 51: 137-4-B-51.00

BILL GARRETT, Davidson County
Trans:T20160047872 DEEDWARR
Recvd: 06/07/16 10:07 2 pgs
Fees:13.00 Taxes:407.00
20160607-0057226

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, Being Lots Nos. 41 and 51 as shown on the Final Plat of Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.**

**Being part of the same property conveyed to KDS Investments General Partnership, a Tennessee General Partnership, by Special Warranty Deed from Federal Deposit Insurance Corporation as Receiver for Community South Bank, Parsons, TN, dated April 7, 2014, of record in Instrument No. 20140410-0030083, Register's Office for Davidson County, Tennessee.**

This is property with a common address of:
**Lot 41: 2537 Arbor Pointe Cove, Hermitage, TN 37076**
**Lot 51: 2253 Arbor Pointe Way, Hermitage, TN 37076**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by Grantee; (2) The Plan of Record in Instrument No. 20071129-0138522, said Register's office and all matters therein; (3) Charter for the Arbor Crest Homeowners Association in Instrument No. 20060914-0113687, said Register's Office; (4) Deed of Conveyance for Water and Sewage of record in Book 7542, Page 445, said Register's Office; (5) Storm Water Detention Agreement in Instrument No. 20050321-0030718, and in Book 6840, Page 625, said Register's Office; (6) Declaration of Easement in Book 6950, Page 666, said Register's Office; (7) Declaration of Covenants, Conditions and Restrictions in Instrument No. 20081201-0116546, as amended in Instrument No. 20150122-0006403, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of June 2016.

**KDS Investments General Partnership**
**By: Integrity Properties, LLC, Managing Partner of**
**KDS Investments General Partnership**

**By:** _____
**Steven Griffith, President/Managing Member of**
**Integrity Properties, LLC**

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 Steven Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership, the within named bargainor, and that he as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven Griffith as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 1st day of June 2016.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1606-117

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STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $110,000.00.

_____
Affiant

Subscribed and sworn before me this 1st day of June 2016.

_____
Notary Public
My Commission Expires: 5/5/2020

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY