BILL GARRETT, Davidson County
Trans:T20160050594 DEEDWARR
Recvd: 06/15/16 09:49 2 pgs
Fees:13.00 Taxes:1017.50
20160615-0060453

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1721

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1604 Westgate Circle Brentwood, TN 37027	New Owner	102-15-0-123.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this the 13 day of June, 2016.

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 **Lee Wood Schaefer aka Lee W. Schaefer,** 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 Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 3, Plan of Horton Heights, Section B, Re-Subdivision of Lots 186 and 187, as shown according to survey and plat of record in Instrument No. 20140210-0011371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all of the property conveyed to Lee Wood Schaefer by Warranty Deed from Leann Wineske, a single person, dated March 13, 2014, recorded March 19, 2014, of record in Instrument No. 20140319-0022708, Register's Office for Davidson County, Tennessee, together with, a portion of the property conveyed to Lee W. Schaefer, a single man by Warranty Deed from Mary K. Hostettler Reese, dated January 15, 2014, recorded January 17, 2014, of record in Instrument No. 20140117-0004872, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140204-0009965, said Register's Office.

This is unimproved property located at: **776 Newberry Road, Nashville, TN 37205**

This conveyance is made subject to (1) Property taxes for the year 2016, 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.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of **June, 2016.**

GRANTOR(S)

Lee Wood Schaefer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lee Wood Schaefer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 13 day of **June, 2016.**

Notary Public
My Commission Expires:

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