Centennial Title

THE TAX ON THIS INSTRUMENT WAS PAID TO THE WILLIAMSON COUNTY REGISTER OF DEEDS IN BOOK NUMBER 6776 PG:54-56, R.O.W.C. THIS INSTRUMENT IS BEING RECORDED IN DAVIDSON COUNTY, TN AS THE SECURED PROPERTY IS LOCATED WILLIAMSON AND DAVIDSON COUNTY.

39B

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20160053047 DEEDWARRSP
Recvd: 06/22/16 10:41 3 pgs
Fees:17.00 Taxes:0.00
20160622-0063499

SPECIAL WARRANTY DEED

Grantor: **Dale H. Nichols, Sr.**

Grantee: **Drees Premier Homes, Inc., an Ohio corporation.**

Counties: **Davidson County/Williamson County.**

Name and Address of New Owner:	**Send Tax Bills To: Same**
Drees Premier Homes, Inc. 1604 Westgate Circle Brentwood, TN 37027	**Map and Parcel No. (s):** 80-C-56.00

Affidavit of Consideration

STATE OF TENNESSEE) COUNTY OF DAVIDSON)	
The actual consideration or value, whichever is greater, for this transfer is $275,000. Affiant	Subscribed and sworn to before me, this 13th day of June, 2016. Notary Public My commission Expires: 5-5-17

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), and other good and valuable consideration, **Dale H. Nichols, Sr.** ("Grantor") has this day bargained and sold, and does hereby transfer and convey, unto **Drees Premier Homes, Inc.,** an Ohio corporation ("Grantee"), its successors and assigns, the real estate described in Exhibit A, attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby the Property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as disclosed in this deed.

Grantor further covenants and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to Grantee, its successors, heirs and assigns, against the claims of all persons claiming by or through Grantor, but no further.

IN WITNESS WHEREOF, Grantor has signed this Deed on his 13th day of June, 2016.

Dale H. Nichols, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dale H. Nichols, Sr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2016.

Notary Public

My Commission Expires 5-8-17

KENNETH M. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

C:\Users\Owner\Documents\Docs\7-EP\Nichols-Sale of 1537 Old Hickory\6-Deed\Deed.wpd

EXHIBIT A

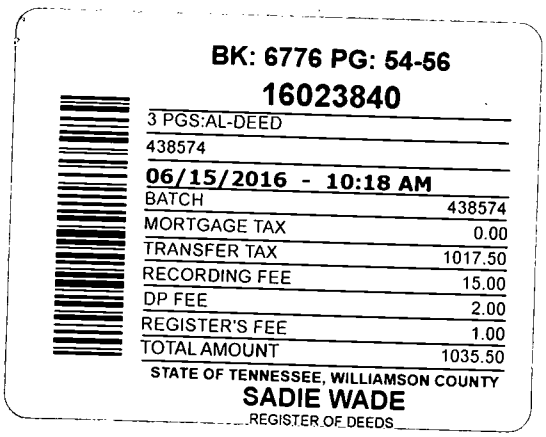
Land located in Davidson/Williamson Counties, Tennessee, being Lot No. 54 on the Plat of Derby Glen Close, as of record in Plat Book 6250, page 90, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Dale H. Nichols by deed from Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson, dated May 24, 1989, of record in Book 7849, page 998 (Davidson County) and Book 791, page 615 (Williamson County), Register's Office for Davidson/Williamson Counties, Tennessee.

Dale H. Nichols, Sr. and Dale H. Nichols are one and the same person.

This property is subject to (i) all matters shown on the Plan of record in Book 6250, page 90, RODC and Book 21, page 2, ROWC.; (ii) Restrictive Covenants of record in Book 7547, page 503, and Book 7549, page 568, RODC and Book 473, page 328, ROWC; (iii) Joint Ingress/Egress Easement (for driveway) of record in Plat Book 6250, page 90, RODC and Plat Book 21, page 2, ROWC; and (iv) applicable property taxes for year 2016, a lien but not yet due and payable.

This is unimproved property known as 1537 Old Hickory Boulevard, Brentwood, Tennessee.



BK: 6776 PG: 54-56

16023840

3 PGS:AL-DEED	
438574	
06/15/2016 - 10:18 AM	
BATCH	438574
MORTGAGE TAX	0.00
TRANSFER TAX	1017.50
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1035.50

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS