BILL GARRETT, Davidson County
Trans:T20160057778 DEEDWARR
Recvd: 07/07/16 09:55 3 pgs
Fees:18.00 Taxes:2120.41
20160707-0069456

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1529

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Winifred G Forrester 2611 Shreeve Lane Nashville, TN 37206-2539	Wells Fargo Bank N.A. Attn: Post Closing MAC X9999-01H 2701 Wells Fargo Way Minneapolis, MN 55467-8000	59-15-29.00 59-15-203.00 59-15-30.00 59-15-31.00 59-15-32.00 59-15-25.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$573,084.50**

Winifred G. Forrester
Affiant

Subscribed and sworn to before me, this the 6th day of July, 2016.

L. M. Corriveau
Notary Public

My Commission Expires:
(Affix Seal)

L. 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, **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Winifred G Forrester, unmarried,** 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:

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.

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.

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.

Being the same property conveyed to Drees Premier Homes, Inc. by Warranty Deed from Harris A. Gilbert, Trustee, Harris A. Gilbert, Charles Gilbert, Jr., and Pauline Gilbert, dated December 22, 2015, recorded January 13, 2016, of record in Instrument No. 20160113-0003668, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2611 Shreeve Lane, Nashville, TN 37207**

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) utility, sewer, drainage and other easements of record, (4) All matters shown on the Plan of Anderson Allen Subdivision, of record in Book 421, page 17, Register's Office for Davidson County, Tennessee. (5) Terms, provisions, covenants, conditions, restrictions, easements, and agreements provided in Ordinance No. 090-1184, in the County Clerk's Office of the Metropolitan Government of Nashville and Davidson County, Tennessee. (6) Right, title and interest of others in and to cemetery described and reserved on plat in Book 421, page 17, Register's Office for Davidson County, Tennessee, and right of ingress and egress to said cemetery from a pubic road. (7) building restrictions, and (8) 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 **6th** day of **July, 2016**.

DREES PREMIER HOMES, INC.,
an Ohio corporation

By: _____
Michael D. Carey, Assistant Secretary

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 **Michael D. Carey**, 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 **6th** day of **July, 2016**.

Notary Public
My Commission Expires:

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