BILL GARRETT, Davidson County
Trans:T20160065725 DEEDWARR
Recvd: 08/01/16 09:58 2 pgs
Fees:13.00 Taxes:258.63
20160801-0078843

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane, Suite F-103
Franklin, TN 37067
2016070001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $69,900.00

Sworn to and subscribed before me this 29th day of July, 2016.

Affiant

E. Mannix
Notary Public
comm. exp 1-8-2018

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Drees Premier Homes, Inc.		021-000-357.00
211 Grandview Drive	New Owner	
Ft. Mitchell, KY 41017		

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Drees Premier Homes, Inc. , an OH corporation** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Faith Place of record in Plat Book 7900, Page 292, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe N. Smith by Warranty deed from Joe N. Smith, Trustee under the Supplemental Needs Trust of Alma N. Smith, a forty percent (40%) share, Joe N. Smith, a thirty percent (30%) share, and Joy Patterson, a thirty percent (30%) share of record in Instrument No. 20050505-0050808, Register's Office for Davidson County, Tennessee, dated March 30, 2005 and recorded on May 5, 2005.

This is unimproved property known as **7126 Bidwell Road, Joelton, TN 37080.**

The subject property was never used as a principal residence by the Grantor or his spouse.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29th day of July, 2016.

Joe N. Smith

State of TENNESSEE
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Joe N. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

E. Mannix
Notary Public Comm. exp. 1-8-2019

