BILL GARRETT, Davidson County
Trans: T20160066161 DEEDWARR
Recvd: 08/02/16 08:32 2 pgs
Fees: 13.00 Taxes: 185.00
20160802-0079387

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165103

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2016.

Notary Public

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAR. 7, 2017

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Drees Premier Homes, Inc.<br>1651 Westgate Circle<br>Brentwood, TN 37027 | New Owner | 025-03-0-11.00 |

# 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, **Liset Macias-Rodriguez**, 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:

Being a parcel of land located on Moncrief Avenue in Davidson County, Tennessee, said parcel being more particularly described as follows:

Beginning at a point, said point being located at the southeasterly corner of said parcel, said point also being located in the westerly right of way margin of Moncrief Avenue, thence leaving said point and proceeding along a line
S18°48'21"W a distance of 111.10 feet to a point; thence along a line
N88°58'30"W a distance of 295.83 feet to a point; thence along a line
N84°39'26"W a distance of 339.14 feet to a point, thence along a line
N26°44'53"W a distance of 374.69 feet to a point, thence along a line
N21 °01'52"W a distance of 366.19 feet to a point, thence along a line
S76°08'37"E a distance of 731.83 feet to a point, thence along a line
S14°06'50"W a distance of 217.32 feet to a point, thence along a line
S77°35'49"E a distance of 175.40 feet to a point in the westerly right of way margin of Dickerson Pike, thence along said margin and along a curve to the right of a radius of 331.09 feet for a curve distance of 238.59 feet to the point of beginning.

Being the same property conveyed to Liset Macias-Rodriguez by Warranty Deed from Joel Wayne Clifton and Paula Clifton Tomlin and Kirby Ray Clifton and Stephen Harry and Ryan Harry and Elaine Harry Sligh, dated January 21, 2016, recorded February 2, 2016, of record in Instrument No. 20160201-0009199, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Wayne Clifton, Paula Clifton Tomlin, Kirby Ray Clifton, as to a one-fourth undivided interest each, and Stephen Harry, Ryan Harry and Elaine Harry Sligh, the children of Gail Harry Barashes, deceased, as to a one-twelfth undivided interest each by Trustee's Quitclaim Deed from Joel Wayne Clifton, Trustee, Clifton Family Revocable Living Trust Agreement, dated November 30, 2011, recorded December 5, 2011, of record in Instrument No. 20111205-0094719, said Register's Office.

This is ☐ Improved OR ☒ Unimproved property located at: 0 Moncrief Avenue, Goodlettsville, TN37072

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 the 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 19 day of July, 2016.

**Liset Macias-Rodriguez**

STATE OF FLORIDA

COUNTY OF Miami Dade

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Liset Macias-Rodriguez**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of July, 2016.

Notary Public

My Commission expires: June 24, 2019

DONNA LOYOLA
Notary Public - State of Florida
Commission # FF 244101
My Comm. Expires Jun 24, 2019