THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160079196 DEEDWARR
Recvd: 09/09/16 11:17 2 pgs
Fees:13.00 Taxes:1849.63
20160909-0095077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,900.00

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2016.

Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dana R. Cramer 1024 Sharpe Lane Nashville, TN 37206	New Owner	083-01-0-144.00

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, **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dana R. Cramer, a single woman**, 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 the east one-half (1/2) Lot No. 17 on the plan of W.H. Hyronemus Addition, as shown by plat of record in Book 161, page 174, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Warranty Deed from Susie D. Johnson n/k/a Susie D. Calvin, dated September 15, 2015, of record in Instrument No. 20150917-0094408, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1024 Sharpe Lane, Nashville, TN 37206

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 31st day of August, 2016.

Drees Premier Homes, Inc.,
an Ohio corporation

By: Michael D. Carey
Its: Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Carey, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Assistant Secretary of Drees Premier Homes, Inc., the within named bargainor, a corporation, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Drees Premier Homes, Inc., by the said Michael D. Carey as its Assistant Secretary.

WITNESS my hand and seal at office this 31st day of August, 2016.

Notary Public

My Commission expires: 4-28-19

