16-0533

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106310 DEEDWARRSP
Recvd: 12/02/16 14:31 2 pgs
Fees:13.00 Taxes:936.10
20161202-0126844

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Troy Hunnicutt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of November, 2016.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sarah Lynn Drew, an unmarried woman		174 13 0A 157.00
(NAME)	(NAME) Southern Bank of TN	
755 Evening Ave.		
(ADDRESS)	(ADDRESS) 1499 North Mt. Juliet Rd	
Antioch, TN 37013	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned DR Horton, Inc. a Delaware Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Sarah Lynn Drew, an unmarried woman, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee being Lot No. 157 on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision –Cluster Lot Option of record in Instrument No. 20150211-0012821, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description of said lot.

Being a portion of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 and recorded February 11, 2005 as Instrument No. 200502110015956, in said Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to D.R. Horton, Inc., a Delaware Corporation by Warranty Deed from SAF Properties, LLC, a Tennessee Limited Liability Company dated February 26, 2015 and recorded February 27, 2015 as Instrument No. 201502270017041, in said Register's Office for Davidson County, Tennessee. Being the same property conveyed to Bionka D. Randolph and Justin Manning Randolph, wife and husband by Special Warranty Deed from D. R. Horton, Inc., a Delaware Corporation dated December 17, 2015 and recorded December 22, 2015 as Instrument No. 201512220128594, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to DR Horton, Inc., a Delaware Corporation by Warranty Deed from Justin M. Randolph and Bionka D.

Randolph, husband and wife dated August 12, 2016 and recorded August 17, 2016 as Instrument No. 20160817-0085856, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 755 Evening Ave., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 18 day of November, 2016

DR Horton, Inc

BY: _____
Cole P. Tyrell
Assistant Secretary

State of Tennessee
County of Williamson

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Cole P. Tyrell, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Assistant Secretary of DR Horton, Inc., the within named bargainor, a Delaware 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 this the 18 day of November, 2016.

VICKY L. MORROW
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Vicky L Morrow
Notary Public
My Commission Expires: 07/21/20

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature of Custodian/Certifier