WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16,5327

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
M16,5327

BILL GARRETT, Davidson County
Trans:T20170002769 DEEDWARR
Recvd: 01/11/17 09:57 2 pgs
Fees:12.00 Taxes:0.00
20170111-0003087

BK: 6970 PG: 310-311
16057266
2 PGS:AL-DEED
470466
12/28/2016 - 09:23 AM

BATCH	470466
MORTGAGE TAX	0.00
TRANSFER TAX	2762.15
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2775.15

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $746,526.00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2016.

Notary Public

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

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David A. Neu 1537 Old Hickory Blvd. Brentwood, TN 37027	CMG Mortgage Inc dba CMG Financial 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	008O-C-056.00 & 158-00-0-111.00

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 **David A. Neu, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

Land situated in both Williamson County and Davidson County, Tennessee, being Lot No. 54 on the Plan of Derby Glen Close, as the same appears on survey and plat of record in Plat Book 21, page 2, in the Register's Office for Williamson County, Tennessee, and of record in Book 6250, page 90, in the Register's Office for Davidson County, Tennessee, to which plat references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Special Warranty Deed from Dale H. Nichols, Sr., dated June 13, 2016, recorded June 15, 2016, of record in Book 6776, page 54, Register's Office for Williamson County, Tennessee, and recorded June 22, 2016, of record in Instrument No. 20160622-0063499, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Dale H. Nichols by Warranty Deed from Charles M. Tomlinson, Jr. and wife, Pollyanne F. Tomlinson, dated May 24, 1989, recorded May 30, 1989, of record in Book 791, page 615, Register's Office for Williamson County, Tennessee, and recorded May 25, 1989, of record in Book 7849, page 998, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1537 Old Hickory Blvd, Brentwood, TN 37027

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 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 16th day of December, 2016.

Drees Premier Homes, Inc.,
an Ohio corporation

By: _____

Name: Michael D. Carey

Title: Asst. Sec.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 16th day of December, 2016.

_____
Notary Public

My Commission expires: _____



My Commission Expires MAR. 7, 2017