Davidson County DEEDWARR
Recvd: 04/03/17 12:43 3 pgs
Fees:18.00 Taxes:1571.70

20170403-0032265

WARRANTY DEED

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,785.00

Liz Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2017.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tawnya Caldwell	DAS Acquisition Company, LLC	137-04-0-B 034.00CO
(NAME)	(NAME)	
2509 Arbor Pointe Cove	12140 Woodcrest Exec, Ste 150	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	St. Louis, MO 63141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tawnya Caldwell and Gary Caldwell wife and husband**, hereinafter called the GRANTEE(S), 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 Lot No. 34, on the Final Plat on Arbor Crest Subdivision, of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Drees Premier Homes, Inc., a Ohio Corporation by Warranty Deed dated 11/08/2016 from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20161116-0120791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Instrument 20071129-0138522, (2) Covenants, conditions, easements and restrictions of record in Instrument 20081201-0116546, as amended of record in Instrument 20150122-0006403, (3) Stormwater Detention Agreement of record in Instrument 20050321-0030718, (4) Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20161123-0123920, and (5) Charter of the Homeowners Association of record in Instrument 20060914-0113687, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2509 Arbor Pointe Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of March, 2017.

DREES PREMIER HOMES, INC.

By:_____
Joseph E. Yoon, Assistant Secretary

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Joseph E. Yoon** of Drees Premier Homes, Inc., an Ohio corporation with whom I am personally acquainted and who upon his oath acknowledged himself to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio corporation the within named bargainer, a corporation, and that, Joseph E. Yoon as such Assistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Secretary.

Witness my hand and Official seal this 31st day of March, 2017.

_____
Notary Public
My Commission Expires: 3/[illegible]/19

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or 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

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

