THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of July, 2017.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

BILL GARRETT, Davidson County
Trans:T20170058124 DEEDWARR
Recvd: 07/07/17 12:36 2 pgs
Fees:13.00 Taxes:555.00
20170707-0068484

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	174-00-0-141.00

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, **Hildateri Smith, a married woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of the Division of the Minna E. Culbertson Land, of record in Book 5210, page 377, Register's Office for said County and described as follows:

Beginning at a point in the Southerly margin of Old Franklin Road, at the common front corners of Lots Nos. 7 and 8 as shown on said plan; thence with the line between said Lots Nos. 7 and 8, South 6° 23' 02" West 604.80 feet to a point; thence North 85° 21' 41" West 40.83 feet to a point marked by an iron pin; thence North 88° 10' 22" West 223.57 feet to a point in the Easterly margin of Preston Road; thence with the Easterly margin of Preston Road North 14° 57' 50" East 109.20 feet to a point; thence continuing with the said margin of said Road North 19° 43' 54" East 505.13 feet to a point; same being the intersection of Preston Road and Old Franklin Road; thence with a curve to the right, having a radius of 31.63 feet, a distance of 42.31 feet to a point in the Southerly margin of Old Franklin Road; thence with the Southerly margin of Old Franklin Road, South 83° 36' 59" East 100 feet to the point of beginning. Said lot contains 2.77 acres, more or less.

Being the same property conveyed to Hildateri Smith, a married woman, by Warranty Deed from Solon C. Economou and Elaine C. Economou, husband and wife, dated December 30, 2016, of record in Instrument No. 20170105-0001504, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is unimproved property located at: 3426 Old Franklin Road aka 804 Preston Road, Antioch, TN 37013

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 5th day of July, 2017.

Hildateri Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 5th day of July, 2017.

Notary Public
My Commission expires:

