THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 07/27/17 16:02 3 pgs
Fees:18.00 Taxes:1679.30
20170727-0076412

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $453,865.00

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2017.

Notary Public

My Commission Expires: 3-25-18

LAURA M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tobey Lee Perdue 139 Piedmont Ave Nashville, TN 37216	New Owner	72-12-37.00

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 Grantee, 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 **Tobey Lee Perdue, unmarried**, hereinafter called the Grantee, her 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. 108 on the map of the subdivision of the Waters Place on Maxey Lane, as of record in Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description as to details and location of said lot.

Said Lot No. 108 fronts 50 feet on the northerly side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Quitclaim Deed (for the creation of separate parcels) from Drees Premier Homes, Inc., an Ohio corporation, dated January 9, 2017, recorded January 9, 2017, of record in Instrument No. 20170109-0002295, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Sherry Washington, Administrator of the Estate of Patsy Elizabeth Gibson, dated December 29, 2016, recorded December 30, 2016, of record in Instrument No. 20161230-0137246,, as corrected in Affidavit of Scrivener's Error of record in Instrument No. 20170117-0004905 and 20170125-0008025 said Register's Office.

This is improved property located at: 139 Piedmont Ave, Nashville, TN 37216

This conveyance is made subject to 1) Property taxes for the year 2017 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) utility, sewer, drainage and other easements of record; 3) all covenants, bylaws, restrictions, declarations and easements of record; 4) restrictions or 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

27 MDC

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~26~~th day of July, 2017.

Drees Premier Homes, Inc.
an Ohio corporation

By:_____
Michael D. Carey, Assistant Secretary

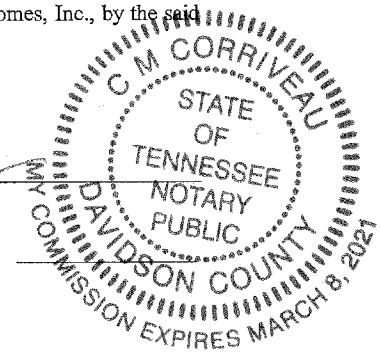
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 27th day of July, 2017.

_____
Notary Public

My Commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart