BILL GARRETT, Davidson County
Trans:T20170066357 DEEDWARR
Recvd: 08/02/17 11:05 2 pgs
Fees:13.00 Taxes:1664.63
20170802-0078573

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-DH-17-141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $449,900.00

Affiant

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 28th day of July, 2017.

Notary Public

My Commission Expires: 3-6-18

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lynn J. Hubbard Susan H. Hubbard 141 Piedmont Ave Nashville, TN 37216	new owners	72-12-322.00

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 **Lynn J Hubbard and Susan H Hubbard, husband and wife,** 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. 109 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. 109 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. 20170109-0002294, 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, said Register's Office.

This is improved property located at: 141 Piedmont Lane, Nashville, TN 37206

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) 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 28th 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 28th day of July, 2017.

_____
Notary Public

My Commission expires:

