BILL GARRETT, Davidson County
Trans:T20170066442 DEEDWARR
Recvd: 08/02/17 12:38 2 pgs
Fees:13.00 Taxes:4637.37

20170802-0078670

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,253,342.00

Affiant

Subscribed and sworn to before me, this the 31st 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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gurjeet S Birdee Daljit K Birdee 4028 Lealand Lane Nashville, TN 37204	New Owner	132-1-40.00

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 **Gurjeet S Birdee and Daljit K Birdee, 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. 183 on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 183 fronts 105.0 feet on the easterly margin of Lealand Lane and extends back 292.1 feet on the northerly line and 282.4 feet on the southerly line, to a dead line in the rear, measuring 95.0 feet thereon.

Together with and subject to an easement for shared drive across Lot No. 184 as shown on the Plat of Rolling Meadows, of record in Book 1424, pages 98 and 99, said Register's Office, as shown on the mortgage loan inspection by Crawford Land Surveying attached as an exhibit to the Warranty Deed of record in Book 8995, page 929, as re-recorded in Book 9017, page 916, said Register's Office.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from James Mason Jones and Emily Jones, husband and wife, dated November 30, 2016, recorded December 1, 2016, of record in Instrument No. 20161201-0126227, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to James Mason Jones and Emily Jones, husband and wife by Warranty Deed from Devika Kumar, a single woman, dated April 30, 2013, recorded May 9, 2013, of record in Instrument No. 20130509-0046960, said Register's Office.

This is improved property located at: 4028 Lealand Lane, Nashville, TN 37204

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 31st day of July, 2017.

Drees Premier Homes, Inc.
an Ohio corporation

By: _____
Michael D. Carey, Assistant Secretary

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 31st day of July, 2017.

_____
Notary Public

My Commission expires:

