THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176664

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $78,000.00

Affiant

Subscribed and sworn to before me, this the 10th day of August, 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:T20170070348 DEEDWARR
Recvd: 08/14/17 14:17 2 pgs
Fees:13.00 Taxes:288.60
20170814-0083249

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	49-1-B-20.00

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, **Eric B. Walker and Cherita Walker, husband and wife**, 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 all of Lot No. 27, Final Plat, Resubdivision of Lots 25, 27, 28 and 29, Cherry Grove, Phase 1B, as the same appears on survey and plat of record in Instrument No. 20070912-0109554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric B. Walker and Cherita Walker, husband and wife by Warranty Deed from David E. Herron and Gladies L. Herron, dated March 24, 2017, recorded March 28, 2017, of record in Instrument No. 20170328-0029992, Register's Office for Davidson County, Tennessee, and further, being the same David E. Herron and wife, Gladies L. Herron by Warranty Deed from Country Maid Farms Incorporated, a Tennessee corporation, dated November 30, 2007, recorded November 30, 2007, of record in Instrument No. 20071130-0139108, said Register's Office.

This is Unimproved property located at: 605 Cherry Grove Point, Whites Creek, TN 37148

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 10th day of August, 2017.

Eric B. Walker

Cherita Walker

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and seal at office this 10th day of August, 2017.

DAVIDSON COUNTY
AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public
My Commission expires: 5/5/2020