Bill Garrett Davidson County
Batch# 22370 **DEEDWARR**
11/06/2017 10:50:40 AM 2 pgs
Fees: $13.00 Taxes: $1,581.38

20171106-0113687

WARRANTY DEED

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-13-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon G. Broda	Same address as	137-04-0B-022.00-C
(NAME)	(NAME)	
2240 Arbor Pointe Way	New Owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon G. Broda, an unmarried man**, hereinafter called the GRANTEE (S), his heirs and/or 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. 22, on the plan of Final Plat, Arbor Crest Subdivision, as shown on plat of record in Instrument No. 20071129-0138522, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Drees Premier Homes, Inc., a Ohio Corporation by Warranty Deed dated 12/20/2016 from Investments General Partnership, a Tennessee General Partnership of record in Instrument 20161221013397l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 20071129-0138522; (2) Covenants, conditions, easements and restrictions of record in Instrument 200812010116546, as amended of record in Instrument 201501220006403; (3) Stormwater Detention Agreement of record in Instrument 200503210030718; (4) Dedication of Easement & Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 201606090058557; (5) Charter of the Homeowners Association of record in Instrument 200609140113687, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2240 Arbor Pointe Way, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-40370
SMG TN Warranty Deed

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(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of October, 2017.

DREES PREMIER HOMES, INC., AN OHIO CORPORATION

Joseph E. Yoon, Assistant Secretary

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joseph E. Yoon, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Assistant Secretary of DREES PREMIER HOMES, INC., the within named bargainer, a corporation, and that, he as such Assistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Assistant Secretary

Witness my hand and official seal this 31st day of October, 2017.

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129