This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1079

Bill Garrett Davidson County
Batch# 38727 DEEDWARR
12/18/2017 11:28:30 AM 2 pgs
Fees: $13.00 Taxes: $2,157.81
20171218-0128571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $583,191.00

Affiant

Subscribed and sworn to before me, this the 13th day of December, 2017

Notary Public
My Commission Expires: 3/8/2021

M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kimeo Smith Hildateri Smith 804 Preston Rd. Antioch, TN 37013	NEW OWNER	174-00-0-14100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Drees Premier Homes Inc., an Ohio Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hildateri Smith and Kimeo Smith, wife and husband**, hereinafter called the Grantee(s), his/her/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. 8, Plat Amendment, Lots 6-8, Division of the Minna E. Culberson Land, as the same appears on survey and plat of record in Instrument No. 20170113-0004174, 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 Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Hildateri Smith, a married woman, dated July 5, 2017, recorded July 7, 2017, of record in Instrument No. 20170707-0068484, as corrected in Instrument No. 20171113-0116604, Register's Office for Davidson County, Tennessee.

This is improved property located at: **804 Preston Road, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 13th day of December, 2017.

GRANTOR:

Drees Premier Homes Inc., an Ohio Corporation

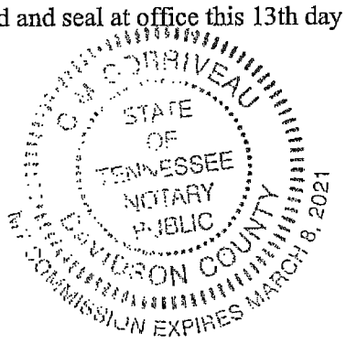
By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Carey, 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 he is the Assistant Secretary of Drees Premier Homes Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of December, 2017.



I. M.
Notary Public
My Commission expires: 3/8/2021

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/23/19

