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

File Number: 1-17-1236

Bill Garrett Davidson County
Batch# 51315 DEEDWARR
01/25/2018 10:00:54 AM 2 pgs
Fees: $13.00 Taxes: $2,148.39
20180125-0007776

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $580,645.00

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2018

Notary Public
My Commission Expires: 3/8/2021

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)
David W. Walpole Lori A Walpole 5538 Saddlewood Lane Brentwood, TN 37027	Trumph Mortgage 1125 Schilling Blvd. E. Ste. 100 Collierville, TN 38017	171-204.00

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 **David W. Walpole and Lori A. Walpole, husband and wife**, hereinafter called the Grantee(s), 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. 63, Addition to Brelan Park at Saddlewood, Section Three, Revision I, Re-Subdivision of Lot 62, Final Plat, as the same appears on survey and plat of record in Instrument No. 20170531-0053827, 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 Matthew Boyd and Sandra K. Boyd, Trustee(s) respectively, and his/her/their successors in a Revocable Living Trust for the benefit of Matthew Boyd and Sandra K. Boyd under the terms of The Matthew and Sandra Boyd Living Trust dated 3/16/17, (Warranty Deed) dated August 10, 2007, recorded August 14, 2007, of record in Instrument No. 20170814-0083250, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5538 Saddlewood Lane, Brentwood, TN 37027.**

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 ~~16th~~ 24th day of January, 2018.

GRANTOR:

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, 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 24th day of January, 2018.

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

_____
Notary Public
My Commission expires: 3/8/2021