THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170812915**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00 Affiant Subscribed and sworn to before me, this 1st day of March, 2018. Notary Public My Commission Expires: 3/8/2021

Bill Garrett Davidson County
Batch# 65725 DEEDWARR
03/06/2018 09:25:05 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20180306-0020895

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

WARRANTY DEED

Address New Owner: Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15900001900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aram Moayedi, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drees Premier Homes, Inc., an Ohio Corporation**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Seventh Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at a point where the centerline of Old Hickory Boulevard and the center line of Granny White Pike intersects and running thence with the center of Granny White Pike North 2 degrees 30' West 290.8 feet to a point; thence North 2 degrees 45' East 159.2 feet to a point in the center of said Pike; thence leaving said Pike North 72 degrees 45' West 500 feet to a stake; thence South 43 degrees 44' East 402.7 feet to a stake; thence South 33 degrees 03' East 365.6 feet to the point of beginning.

Included in this description but expressly excluded from this conveyance is the following portion of property which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Instrument No. 20010731-0080801, said Register's Office.

Beginning at the point of intersection of the existing wet margin of Granny White Pike and the South boundary of the Herbert Neil Cope, etux property; thence with said existing West margin (1) having a curve left and Southerly 219' more or less (2) Southerly 162' more or less to a point; thence with existing Northwest margin of SR 254 having a curve right and Southwesterly 27' more or less to a point; thence with the Northeast boundary of the Donald L. Maloney, etux property North 30 degrees 49' 28" West 55.41' to a point, said point being 54.295' left of Granny White Pike proposed centerline station 30+554.634; thence with the proposed West margin of Granny White Pike (1) having a 43.27' radius curve left and Northerly 9.44; (2) North 06 degrees 40' 05" East 62.74' (3) North 02 degrees 51' 13" West 69.48 (4) having a 1902.98' radius curve right and Northerly 225.13' to a point, said point being 35.722' left of Granny White Pike proposed centerline station 30+664.672; thence with said South boundary South 69 degrees 07' 03" East 19.76' to the point of beginning.

Being the same property conveyed to Aram Moayedi by Quitclaim deed from Afsenah Moayedi of record in Instrument No. 20150814-0081667 Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 14, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be

amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Restrictions of record in Book 1308, Page 505 and Book 1491, page 477, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easements granted to Metropolitan Government of Nashville of record in Instrument Number 20010731-0080801, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7868, Page 944, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5661 Granny White Pike Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of February, 2018.

Aram Moayedi

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aram Moayedi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

Notary Public

My Commission Expires: 3/25/2018

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018