Bill Garrett Davidson County
Batch# 132232 DEEDWARR
08/23/2018 10:52:49 AM 5 pgs
Fees: $28.00 Taxes: $1,290.93
20180823-0083607

This instrument prepared by:

John S. Howard
Thompson Coburn LLP
One US Bank Plaza
St. Louis, Missouri 63101

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Great Abode, LLC 207 845 Saugatuck Trail Vernon Hills, Illinois 60061	New Owner	083-15-0-009.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 DOLLARS ($10.00), cash in hand paid by the Grantee and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John R. Dreyer**[1] **and Ann L. Dreyer**, husband and wife (collectively, the "**Grantor**") has bargained and sold, and by these presents transfers and conveys to **Great Abode, LLC 207**, an Illinois limited liability company (the "**Grantee**"), Grantee's successors, heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

Property Address: 207 Perlen Drive, Nashville, Davidson County, Tennessee 37206

Parcel Identification No. 083-15-0-009.00

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging, to the Grantee, Grantee's successors, heirs and assigns, forever. Grantor covenants with the Grantee that it is lawfully seized and possessed of said Property in fee simple, has a good right to convey it, and that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth on **Exhibit B** hereto (the "**Permitted Exceptions**").

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons.

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.

[Grantor's signatures on following page]

[1] Due to a typographical error, the prior deed, that certain Warranty Deed recorded March 26, 2018 as document number 20180326-0027835, incorrectly stated the wrong middle initial ("L") for John R. Dreyer.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 4th day of Aug, 2018.

GRANTOR:

JOHN R. DREYER

ANN L. DREYER

STATE OF Illinois
COUNTY OF Lake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Dreyer and Ann L. Dreyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and Official Notarial Seal at office this 4th day of Aug, 2018.

NOTARY PUBLIC

My Commission Expires:

6.7.22

"OFFICIAL SEAL"
JAMES H. CORSON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/07/2022

OATH OF CONSIDERATION

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is Three Hundred Forty Eight Thousand Nine Hundred and No/100 Dollars ($348,900.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 13 day of Aug, 2018.

Notary Public

My Commission Expires: 6/10/22

"OFFICIAL SEAL"
LYNN E. PATHMANN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/10/2022

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being in Lot No. 288 on the Plan of Section Three, Fortland Park, of record in Plat Book 2900, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 288 fronts 95 feet on the Easterly side of Perlen Drive, and extends back 180.9 feet on the Northerly line and 160.25 feet on the Southerly line, to a dead line in the rear on which it measures 57.6 feet.

Being the same property conveyed to John L. [sic[2]] Dreyer and Ann L. Dreyer, husband and wife by Warranty Deed from Brett A. Greene and wife, Cynthia Allison Greer Greene at Instrument No. 20180326-0027835 Register's Office of Davidson County, Tennessee dated March 22, 2018 and recorded March 26, 2018.

---

[2] Due to a typographical error, the prior deed, that certain Warranty Deed recorded March 26, 2018 as document number 20180326-0027835, incorrectly stated the wrong middle initial ("L") for John R. Dreyer.

EXHIBIT B

Permitted Exceptions

1. Real estate taxes not yet due and payable;

2. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 61, Register's Office for Davidson County, Tennessee;

3. Restrictions of record in Book 2997, Page 394, 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;

4. Deed of Trust from John Dreyer and Ann Dreyer, husband and wife to Solomon Parks Title & Escrow, LLC, Trustee for the benefit of Legacy Home Loans LLC, dated March 22, 2018, filed for record on March 26, 2018 at Instrument No. 20180326-0027836, and recorded at 08:30 A.M., in the Register's Office of Davidson County, Tennessee, and which secures an indebtedness in the principal amount of $279,120.00.