Karen Johnson Davidson County
Batch# 232562 DEEDWARR
05/21/2019 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190521-0047840

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

File Number: 1-19-4292

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2019

Notary Public
My Commission Expires: 3/2/20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	114-00-0-067

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, **Joshua P. Vollet and Mylinda Vollet, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, beginning at an iron pin set, said pin being in the Northerly right of way of Charlotte Pike, and being Southeasterly corner of Claude Mines as recorded in Book 2965, Page 481, R.O.D.C.; thence leaving Charlotte Pike and with Easterly line of Mines the following calls; N 00 deg. 27' 46" W, 370.31' to an iron pin set; S 89 deg. 16' 38" W, 127.20' to an iron pin found at the Northeasterly corner of Macario Lacap as recorded in Book 9645, Page 748, R.O.D.C.; thence leaving Mines and the Northerly line of Lacap the following calls; S 89 deg. 16' 38" W, 127.14' to an iron pin found; N 89 deg. 51' 09" W, 126.09' to an iron pin found; S 89 deg. 36' 10" W, 123.20 to an iron pin found at the Northeasterly corner of James Sisk as recorded in Book 2965, Page 491, R.O.D.C.; thence leaving Lacap and with Sisk, N 89 deg. 47' 39" W, 117.75' to an iron pin found at the Northeasterly corner of James Sisk as recorded in Book 3940, Page 642 R.O.D.C.; thence leaving Sisk and with the Northerly line of Sisk, N 85 deg. 21' 44" W, 380.13' to an iron pin found in the Easterly line of B.B. Doubleday as recorded in Book 4685, Page 222, R.0.D.C.; thence leaving Sisk and with Doubleday, N 03 deg. 45' 00" W, 380.04' to an iron pin set in the Southerly line of Thomas Bianconi as recorded in Book 7242, Page 593, R.O.D.C.; thence leaving Doubleday and with Bianconi, S 87 deg. 46' 00" E, 1738.14' to an iron pin set; thence with Bianconi S 01 deg. 09' 07" E, 28.80' to an iron pin set; thence leaving Bianconi and along a new line the following calls; N. 62 deg. 30' 42" W, 40.94' to a fence post; N 76 deg. 39' 13" W, 12.46' to a 3" Hickory tree, N 88 deg. 52' 03" W, 100.00'

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to a fence post; N 787 deg. 05' 29" W, 103.06 to a fence post; N 89 deg. 53' 02" W, 185.27' to a fence post; S 87 deg. 08' 29" W, 142.86' to an iron pin found; S 00 deg. 04'45" E, 658.22' to an iron pin found in the Northerly right of way of Charlotte Pike; thence S 72 deg. 49' 02" W, 137.02' to the point of beginning. Containing 11.32 acres, more or less, surveyed by Arrowhead Survey, October 24, 1997.

Being the same property conveyed to Joshua P. Vollet and Mylinda Vollet, husband and wife by Warranty Deed from Edwin D. Garrison and Nancy E. Garrison, husband and wife, dated October 4, 2017, recorded October 6, 2017, of record in Instrument No. 20171006-0102742, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **7656 Charlotte Pike, Nashville, TN 37209**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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 day of May, 2019.

GRANTOR:

Joshua P. Vollet

Mylinda Vollet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua P. Vollet and Mylinda Vollet, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2019.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

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True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

