This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6301

Karen Johnson Davidson County
Batch# 360469 DEEDWARR
02/19/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,988.34
20200219-0018593

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $537,390.00

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Subscribed and sworn to before me, this the 19th day of February, 2020

Notary Public
My Commission Expires: 11.8.2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Libby Suzanne Thurman Matthew David Meeks 2203 Milton Drive Nashville, TN 3716	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	073-01-0-139

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 **Libby Suzanne Thurman and Matthew David Meeks 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. 44 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for Davidson County, Tennessee, to which map 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 David Thomas Phillips, Jr., unmarried, dated August 2, 2019, recorded August 12, 2019, of record in Instrument No. 20190812-0080058, Register's Office for Davidson County, Tennessee (See also Warranty Deed at Instrument No. 20190816-0082236, said Register's Office); and further, being the same property conveyed to David Thomas Phillips, Jr. by Quitclaim Deed from Connie Miller, dated June 21, 2012, recorded June 22, 2012, of record in Instrument No. 20120622-0055070, Register's Office for Davidson County, Tennessee

This is improved property located at: **2203 Milton Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2020 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)

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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 19th day of February, 2020.

GRANTOR:

Drees Premier Homes, Inc.,
an Ohio Corporation

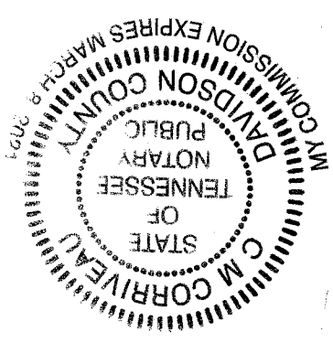
By: _____
Michael D. Carey, Assistant Secretary

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 19th day of February, 2020.

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



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True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212