This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-4502

Karen Johnson Davidson County
Batch# 366077 DEEDWARR
03/02/2020 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20200302-0023205

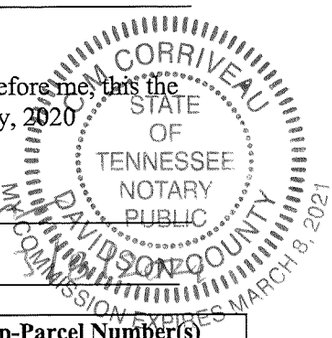
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $550,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2020

Notary Public
My Commission Expires:



Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	117-3-3B-001.00CO 117-3-3B-002.00CO

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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Karl A. Sillay and spouse, Elizabeth G. Sillay**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING certain private element unit(s) situated in Davidson County, Tennessee, and further known as Unit A and Unit B together with the appurtenant common elements of The Homes at 2116 Sharondale Drive, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for The Homes at 2116 Sharondale Drive, a horizontal property regime with private elements, of record in Instrument No. 20190402-0029656; as amended in Instrument No. 20190617-0057934 and further amended in Instrument No. 202003020023204, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit(s) being also depicted on the site plan attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Homes at 2116 Sharondale provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit(s).

Being the same property conveyed to Karl A. Sillay and spouse, Elizabeth G. Sillay by Warranty Deed from Stephen R. Wherry, individually and as Trustee with full power to convey and/or encumber without joinder of any beneficiary, dated April 15, 2005, recorded April 18, 2005, of record in Instrument No. 20050418-0042939, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **2116A & 2116B Sharondale Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2020 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 24th day of February, 2020.

GRANTOR:

Karl A. Sillay

Karl A. Sillay

Elizabeth G. Sillay

Elizabeth G. Sillay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karl A. Sillay and Elizabeth G. Sillay, the within named bargainors, 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 24th day of February, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Jim Myers

Notary Public
My Commission expires: _____

202003020023205

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

