Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6302

Karen Johnson Davidson County
Batch# 369937 **DEEDWARR**
03/10/2020 10:21:21 AM 2 pgs
Fees: $13.00 Taxes: $3,924.89

20200310-0026716

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,060,780.00

Affiant

Subscribed and sworn to before me, this the 6th day of March, 2020

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua Vollet Mylinda Vollett 7656 Charlotte Pike Nashville TN 37209	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, **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 **Joshua Vollet and Mylinda Vollet, husband and wife**, 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.O.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' to a fence post; N 87 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 Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Joshua P. Vollet and Mylinda Vollet, husband and wife, dated May 16, 2019, recorded May 21, 2019, of record in Instrument No. 20190521-0047840, Register's Office for Davidson County, Tennessee.

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

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) 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 6th day of March, 2020.

GRANTOR:

Drees Premier Homes, Inc,
an Ohio Corporation

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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/she/they 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 6th day of March, 2020.

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

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