LIMITED WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Karen Johnson Davidson County Batch# 637664 DEEDWARR 05/17/2021 12:20:30 PM 6 pgs Fees: $33.00 Taxes: $3,440.97 20210517-0066104	I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $929,991.64. Frances Kelly Rowland Subscribed and sworn to before me, this the 12th day of May, 2021. C M Corriveau Notary Public My Commission Expires: 3/3/2025

THIS INSTRUMENT PREPARED BY
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Frances Kelly Rowland 5841 Cloverland Drive Brentwood, TN 37027	First Equity Mortgage Incorporated, First Equity Mortgage of Ohio, Inc. 211 Grandview Drive, Suite 102 Fort Mitchell, KY 41017	171-08-0-E00-10-0CO

STATE OF TENNESSEE)
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF WILLIAMSON)

This Indenture, made as of the date set forth below, between **Drees Premier Homes, Inc., Inc., an Ohio corporation** (referred to hereinafter as "Grantor"), and **Frances Kelly Rowland, single woman** (referred to hereinafter as "Grantee").

WITNESSETH:

Grantor, for and in consideration of the sum of NINE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED NINETY ONE AND 64/100 ($929,991.64) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby bargains and sells and does hereby transfer and convey unto Grantee and its Grantee's successors and assigns, (a) that certain land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached and incorporated by reference and being commonly known as improved property located at 5841 Cloverland Drive, Brentwood, TN 37027 ; and (b) all rights and appurtenances of Grantor pertaining thereto including any right, title and interest of Grantor (but without warranty, whether statutory, express or implied) in and to adjacent streets, alleys or rights-of way.

The property and property rights described in (a) and (b) above shall be hereinafter collectively referred to the **"Subject Property".**

The conveyance of the Subject Property is made by Grantor and accepted by Grantee subject to (a) the matters herein stated, (b) all matters of record including those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein for all purposes, but only to the extent such matters are valid, subsisting and affect the Subject Property (the "**Permitted Exceptions**").

EXCEPT AS TO THE WARRANTY OF TITLE AS EXPRESSLY PROVIDED HEREIN, GRANTEE ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY PROVIDED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATION WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, OF, AS TO, CONVENING, OR WITH RESPECTS TO, (i) THE VALUE, NATURE, QUALITY OR CONDITION OF THE SUBJECT PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (ii) THE SUITABILITY OF THE SUBJECT PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH MAY BE CONDUCTED THEREON, (iii) THE COMPLIANCE OF OR BY THE SUBJECT PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (iv) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE SUBJECT PROPERTY, OR (v) ANY OTHER MATTER WITH RESPECT TO THE SUBJECT PROPERTY. SPECIFICALLY, BUT NOT IN LIMITATION OF THE FOREGOING, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES REGARDING COMPLIANCE OF THE SUBJECT PROPERTY WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING WITHOUT LIMITATION, THOSE PERTAINING TO SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT C.F.R., PART 261, OR THE DOSPOSAL OR EXISTENCE, IN OR ON THE SUBJECT PROPERTY, OR ANY HAZARDOUS SUBSTANCES, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND THE REGULATION PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE SUBJECT PROPERTY, GRANTEE IS RELYING SOLEY ON GRANTEE'S OWN INVESTIGATION OF THE SUBJECT PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGED AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECTS TO THE SUBJECT PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor, for its successors, assigns and legal representatives, does covenant and agree to and with the Grantee, its successors and assigns, that Grantee in lawfully seized in fee simple of the aforesaid premises, that the same is free of all encumbrances (subject, however, to (a) the Permitted Exceptions and the matters herein stated; and (b) taxes for the year 2021), that it has a good right to sell and convey the same to Grantee as aforesaid and that it will warranty and forever defend, all and singular, the Subject Property unto Grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

SIGNATURES ON FOLLOWING PAGE.

202105170066104

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 12th day of May, 2021.

GRANTOR:

Drees Premier Homes, Inc., 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 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 the 12th day of May, 2021.

_____
Notary Public
My Commission expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 1, Williams Property, according to survey and plat of same appearing of record in Instrument No. 20130521-0051384, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Together with Dedication of Easement for Ingress, Egress and Regress, Installation and Maintenance of Utilities and Maintenance Agreement of record in Instrument No. 20150120-0005485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Drees Premier Homes, Inc. an Ohio corporation by Warranty Deed from Paul B. Curran and Peggy B. Curran, husband and wife, dated July 31, 2020, recorded August 4, 2020, of record in Instrument No. 20200804-0085807, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

2. Davidson County taxes for the year 2021 and thereafter, not yet due and payable.

3. All matters appearing on plan of the Williams Property of record in Instrument No. 20130521-0051384, Register's Office for Davidson County, Tennessee.

4. Termination of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200806-0087653, Register's Office for Davidson County, Tennessee.

5. Dedication of Easement for Ingress, Egress and Regress, Installation and Maintenance of Utilities and Maintenance Agreement of record in Instrument No. 20150120-0005485, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7913, page 120; Book 8175, page 792; Book 8259, page 206; and in Book 10861, page 61, Register's Office for Davidson County, Tennessee.

7. Permanent Easement and Right-of-Way for Street Purposes of record in Book 6590, page 37, Register's Office for Davidson County, Tennessee.

202105170066104

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: 3-6-2024

