RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 1045876 DEEDWARR
09/05/2023 11 10 28 AM 2 pgs
Fees $13 00 Taxes $2,682 50

20230905-0069293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$725,000 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 DAY OF September, 2023

Notary Public

DAWN MICHELLE OSBORNE LEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-07-2025

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Drees Premier Homes, Inc , an Ohio Corporation	Drees Premier Homes, Inc , an Ohio Corporation	
(NAME) 1651 Westgate Circle	(NAME) 1651 Westgate Circle	102 11 0 053 00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, HUSBAND AND WIFE**, 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 GRANTEES, 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. 166 on the Plan of Horton Heights, Section VIII of record in Book 2133, Page 30 and amended in Book 5070, Page 466, Register's Office for said County.

Said Lot No. 166 fronts 177.0 feet on the Northerly margin of Fleetwood Drive and extends back 349.7 feet on the Easterly line and 352.3 feet on the Westerly line to a broken line in the rear, measuring 119.3 feet thereon.

Being the same property conveyed to James E. Dillingham and Vickie L. Dillingham, Husband and Wife, by Warranty Deed from James P. Wilson, IV, Married, of record in Instrument No. 20200827-0097122, in the Register's Office of Davidson County, Tennessee, dated August 26, 2020 and recorded on August 27, 2020.

This was not the marital residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 6812 Fleetwood Dr , Nashville, TN 37205
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 28 day of August, 2023

JAMES E DILLINGHAM

VICKIE L DILLINGHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Dillingham and Vickie L. Dillingham, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2023.

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires 10/2/23