WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/16 15:15 6 pgs
Fees:33.00 Taxes:333.00
20160706-0069243

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Summer County

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Drees Premier Homes, Inc.	SAME AS NEW OWNER	135-00-0 178.01
(NAME)	(NAME)	
1651 Westgate Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald Edwin Hale, Lili Susan Hale Meadows and Kenneth Samuel Hale**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 3021 Ned Shelton Road, Nashville, TN 37217
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 30th day of June, 2016.

Ronald Edwin Hale

Lili Susan Hale Meadows

Kenneth Samuel Hale

State of Tennessee
County of Wilson

Personally appeared before me Ronald Edwin Hale, Lili Susan Hale Meadows, and Kenneth Samuel Hale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.19.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1

Situate, lying and being that certain piece or parcel of land located in Civil District 2 of Davidson County, Tennessee, said property standing in the name of Ronald E. Hale et al, (reference Henry E. Hale et ux, Deed Book 3574 at Page 287), and being more particularly described as follows:

COMMENCING at a 5/8" found iron pin with no cap, (hereinafter IPF), said IPF lying in the westerly right-of-way line of Ned Shelton Road, (a 50' public right-of-way), said IPF marking the northeast corner of property standing in the name of Paul Wynn Young et ux, (reference Deed Book 5484 at Page 765), said IPF also marking the southeast corner of property standing in the name of Willie J. Young et ux, (reference Deed Book 3317 at Page 123);

Thence along and with aforesaid westerly right-of-way line of Ned Shelton Road the following three (3) courses:

(1) thence North 10 degrees 31 minutes 09 seconds East for a distance of 200.17 feet to an IPF, said IPF marking the northeast corner of aforesaid property standing in the name of Willie J. Young et ux, said IPF also marking the southeast corner of Tract 2 of aforesaid property standing in the name of Ronald E. Hale et al;

(2) thence North 10 degrees 15 minutes 41 seconds East for a distance of 194.18 feet to a 5/8" set iron pin with an orange cap labeled "BYRD SURV INC", lying at the point of curvature;

(3) thence along a curve turning to the left with an arc length of 11.94 feet, a radius of 319.99 feet, with a chord bearing North 09 degrees 11 minutes 31 seconds East and a chord length of 11.94 feet to an IPF, said IPF marking the northeast corner of aforesaid Tract 2 of property standing in the name of Ronald E. Hale et al, said IPF also marking the southeast corner of the property described herein and being the true point and place of BEGINNING;

Thence departing aforesaid westerly right-of-way line of Ned Shelton Road North 84 degrees 36 minutes 06 seconds West for a distance of 471.09 feet with the northerly line of aforesaid Tract 2 of property standing in the name of Ronald E. Hale et al to an IPF, said IPF lying in the easterly line of property standing in the name of James N. Yates, (reference Instrument No. 20140522-0044326), said IPF marking the northwest corner of aforesaid Tract 2 of property standing in the name of Ronald E. Hale et al, said IPF also marking the southwest corner of the property described herein;

Thence North 03 degrees 07 minutes 11 seconds East for a distance of 181.89 feet with aforesaid easterly line of property standing in the name of James N. Yates to a 1" found iron pipe, said pipe marking the southwest corner of property standing in the name of Howard B. Duck et ux, (reference Instrument No. 20150107-0001613), said pipe also marking the northwest corner of the property described herein;

Thence South 86 degrees 40 minutes 39 seconds East for a distance of 422.27 feet with the southerly line of aforesaid property standing in the name of Howard B. Duck et ux to an IPS, said IPS lying in aforesaid westerly right-of-way line of Ned Shelton Road, said IPS marking the northeast corner of the property described herein;

Thence with aforesaid westerly right-of-way line of Ned Shelton Road along a curve turning to the right with an arc length of 208.61 feet, a radius of 319.99 feet, a chord bearing South 10 degrees 33 minutes 14 seconds East, and a chord length of 204.94 feet to an IPF, said IPF being the true point and place of BEGINNING and containing 87,132 square feet or 2.00 acres, more or less, all as shown on a drawing, (B12436-16), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated June 28, 2016.

TRACT 2

Situate, lying and being that certain piece or parcel of land located in Civil District 2 of Davidson County, Tennessee, said property standing in the name of Ronald E. Hale et al, (reference Henry E. Hale et ux, Deed Book 3574 at Page 287), and being more particularly described as follows:

COMMENCING at a 5/8" found iron pin with no cap, (hereinafter IPF), said IPF lying in the westerly right-of-way line of Ned Shelton Road, (a 50' public right-of-way), said IPF marking the northeast corner of property standing in the name of Paul Wynn Young et ux, (reference Deed Book 5484 at Page 765), said IPF also marking the southeast corner of property standing in the name of Willie J. Young et ux, (reference Deed Book 3317 at Page 123); thence North 10 degrees 31 minutes 09 seconds East for a distance of 200.17 feet with aforesaid westerly right-of-way line of Ned Shelton Road to a point, said point being the northeast corner of aforesaid property standing in the name of Willie J. Young et ux, said point being the southeast corner of the property described herein and being the true point and place of BEGINNING;

Thence departing aforesaid westerly right-of-way line of Ned Shelton Road North 83 degrees 52 minutes 43 seconds West, passing an IPF at a distance of 0.78 feet, for a total distance of 445.51 feet with the northerly line of aforesaid property standing in the name of Willie J. Young et ux to an IPF, said IPF lying in the easterly line of property standing in the name of James N. Yates, (reference Instrument No. 20140522-0044326), said IPF marking the northwest corner of aforesaid property standing in the name of Willie J. Young et ux, said IPF also marking the southwest corner of the property described herein;

Thence North 03 degrees 00 minutes 00 seconds East for a distance of 199.96 feet with aforesaid easterly line of property standing in the name of James N. Yates to an IPF, said IPF marking the southwest corner of Tract 1 of aforesaid property standing in the name of Ronald E. Hale et al, said IPF also marking the northwest corner of the property described herein;

Thence South 84 degrees 36 minutes 06 seconds East for a distance of 471.09 feet with the southerly line of aforesaid Tract 1 of property standing in the name of Ronald E. Hale et al to an IPF, said IPF lying in aforesaid westerly right-of-way line of Ned Shelton Road, said IPF marking the southeast corner of said property standing in the name of Ronald E. Hale et al, said IPF also marking the northeast corner of the property described herein;

Thence along and with aforesaid westerly right-of-way line of Ned Shelton Road the following two (2) courses:

(1) thence along a non-tangential curve turning to the right with an arc length of 11.94 feet, a radius of 319.99 feet, with a chord bearing South 09 degrees 11 minutes 31 seconds West and a chord length of 11.94 feet to a 5/8" set iron pin with an orange cap labeled "BYRD SURV INC", lying at the point of tangency;

(2) thence South 10 degrees 15 minutes 41 seconds West for a distance of 194.18 feet to an IPF, said IPF being the true point and place of BEGINNING and containing 92, 879 square feet or 2.13 acres, more or less, all as shown on a drawing, (B12436-16), prepared by John M. Payne, RLS No. 845 of Byrd Surveying, Inc., and dated June 28, 2016.

The deeds referred to in the foregoing description are recorded in the Register's Office for Davidson County, Tennessee. This description is subject to any and all easements, rights-of-way or other encumbrances that may exist.

Being the same property conveyed to Henry E. Hale and wife, Christine B. Hale by Warranty Deed dated 06/13/1963 from Joseph E. Stark and wife, Frances C. Stark of record in Book 3574, Page 287, as corrected by Deed of Correction of record in Book 3874, Page 980, Register's Office for Davidson County, Tennessee. Henry

E. Hale died on December 13, 1972 leaving Christine B. Hale as the surviving tenant by the entirety. Christine B. Hale, also known as Audrey Christine Burnette Hale died testate on June 13, 2012 devising subject property to Ronald Edwin Hale, Lili Susan Hale Meadows and Kenneth Samuel Hale as evidenced by the Last Will and Testament of Audrey Christine Burnette Hale filed under Docket No. 12P-1086, in the Probate Court Clerk's Office for Davidson County, Tennessee and in Instrument No. 20130419-0039349, in the Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry 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: 8-14-17

Notary Seal (if on paper)

LIZ JONES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY