THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $975,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2017.

Notary Public

My Commission Expires: 3-6-18

BILL GARRETT, Davidson County
Trans:T20170009313 DEEDWARR
Recvd: 02/01/17 09:52 2 pgs
Fees:13.00 Taxes:3607.50
20170201-0010564

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Millet Marcia Millet 776 Newberry Road Nashville, TN 37205	new owner	102-15-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter Edmund Millet and wife, Marcia J. Millet,** 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 all of Lot No. 3, Plan of Horton Heights, Section B, Re-Subdivision of Lots 186 and 187, as shown according to survey and plat of record in Instrument No. 20140210-0011371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Lee Wood Schaefer aka Lee W. Schaefer, dated June 13, 2016, recorded June 15, 2016, of record in Instrument No. 20160615-0060453, Register's Office for Davidson County, Tennessee, and further, being all of the property conveyed to Lee Wood Schaefer by Warranty Deed from Leann Wineske, a single person, dated March 13, 2014, recorded March 19, 2014, of record in Instrument No. 20140319-0022708, Register's Office for Davidson County, Tennessee, together with, a portion of the property conveyed to Lee W. Schaefer, a single man by Warranty Deed from Mary K. Hostettler Reese, dated January 15, 2014, recorded January 17, 2014, of record in Instrument No. 20140117-0004872, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140204-0009965, said Register's Office.

This is Improved property located at: 776 Newberry Road, Nashville, TN 37205

This conveyance is made subject to 1) Property taxes for the year 2017 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 30th day of January, 2017.

Drees Premier Homes, Inc.,
an Ohio corporation

By: _____

Name: Michael D. Carey

Title: Asst. Sec.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Carey', with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Assistant Secretary of Drees Premier Homes, Inc., the within named bargainor, a corporation, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Drees Premier Homes, Inc., by the said Michael D. Carey' as its Assistant Secretary.

WITNESS my hand and seal at office this 30th day of January, 2017.

_____
Notary Public

My Commission expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017