THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

MT607(

BILL GARRETT, Davidson County
Trans:T20170078739 DEEDWARR
Recvd: 09/08/17 10:58 3 pgs
Fees:18.00 Taxes:2007.07
20170908-0092465

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $542,451.76

Affiant

Subscribed and sworn to before me, this the 25th day of August, 2017.

Notary Public

My Commission Expires:

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brett Jay Wade Shawn Marie Lancaster Wade 3011 Ned Shelton Road Nashville, TN 37217	First Equity Mortgage of Ohio, Inc. 211 Grandview Drive, Suite 102 Fort Mitchell, KY 41017	135-178.01

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 **Brett Jay Wade and Shawn Marie Lancaster Wade, husband and wife**, 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:

Being certain tracts or parcels of land situated in Davidson County, Tennessee, and further described as follows, to-wit:

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.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Ronald Edwin Hale, Lili Susan Hale Meadows and Kenneth Samuel Hale, dated June 30, 2016, recorded July 6, 2016, of record in Instrument No. 20160706-0069243, Register's Office for Davidson County, Tennessee.

This is improved property located at: 3011 Ned Shelton Road, Nashville, TN 37217

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. 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 25th day of August, 2017.

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, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Assistant Secretary of Drees Premier Homes, Inc. an Ohio corporation, 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. an Ohio corporation, by the said Michael D. Carey as its Assistant Secretary.

WITNESS my hand and seal at office this 25th day of August, 2017.

_____
Notary Public

My Commission expires:

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