Bill Garrett Davidson County
Batch# 28190 DEEDWARR
11/20/2017 01:11:05 PM 2 pgs
Fees: $13.00 Taxes: $1,808.65
20171120-0118935

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

M177190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $488,824.00

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2017.

Notary Public

My Commission Expires:

C M CORRIVEAU 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)
Deron Ray Fuqua Mechelle Fuqua 3957 Lloyd Road Whites Creek, TN 37189	First Equity Mortgage of Ohio 211 Grandview Drive, #102 Fort Mitchell, KY 41017	48-4-3.00

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 **Deron Ray Fuqua and Mechelle Fuqua, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Ole Orchard, Phase I, which plat is of record in Instrument No. 20010705-0071806, Register's Office for Davidson County, Tennessee, to which plat 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 Deron Fuqua and wife, Mechelle Fuqua, dated June 13, 2017, recorded June 15, 2017, of record in Instrument No. 20170615-0060097, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Deron Fuqua and wife, Mechelle Fuqua by Warranty Deed from Terry N. Sweatt and wife, Alexis B. Sweatt, dated January 5, 2005, recorded January 7, 2005, of record in Instrument No. 20050107-0002994, said Register's Office.

This is Improved property located at: 3957 Lloyd Road, Whites Creek, TN 37189

This conveyance is made subject to 1) Property taxes for the year 2018 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 16th day of November, 2017.

Drees Premier Homes, Inc.
an Ohio corporation

By:_____
Michael D. Carey, Assistant Secretary

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 16th day of November, 2017.

I. M. CORRIVEAU
Notary Public

My Commission expires:

