This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1325

Bill Garrett Davidson County
Batch# 68973 DEEDWARR
03/14/2018 10:23:57 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20180314-0024081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2018

Notary Public
My Commission Expires: March 8, 2021

C. 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)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	New Owner	135-00-0-186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Howard B. Duck and wife, Shannon Radel**, 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), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, shown on and partly described by a survey of George W. Watkins, Surveyor, dated December 19, 1961, as follows:

Beginning at a point in the westerly margin of Steele Road, or Ned Shelton Road, at the southeast corner of the Shelton Lands, being the northeast corner of this property; thence with Shelton's south line and along a fence, North 87 degrees West 352 feet, more or less, to an iron pin; thence South 1 degree 30' east 105 feet to an iron pin at the northwest corner of a tract of 2.04 acres, more or less; thence along the north line of said tract, North 88 degrees East 426 feet more or less, to the west margin of said Steele Road, or Ned Shelton Road; thence with the margin of the same, northwesterly 105 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Howard B. Duck and wife, Shannon Radel by Warranty Deed from Palemon Villa-Cruz, dated January 6, 2015, recorded January 7, 2015, of record in Instrument No. 20150107-0001613, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **3001 Ned Shelton Road, Nashville, TN 37217**.

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 8th day of March, 2018.

GRANTOR:

Howard B. Duck

Shannon Radel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Howard B. Duck and Shannon Radel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2018.

Notary Public
My Commission expires: 3/8/2021

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