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

File Number: 1-18-2841

Karen Y Johnson Davidson County
Batch# 152771 DEEDWARR
10/19/2018 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,529.38
20181019-0103954

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $953,887.00

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2018

Notary Public
My Commission Expires: 3-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Howard Bethel Duck Shannon Kay Radel 3001 Ned Shelton Road Nashville, TN 37214	First Equity Mortgage of Ohio, INC. 211 Grandview Drive Suite 102 Fort Mitchell, KY 41017	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, **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Howard Bethel Duck and Shannon Kay Radel, husband and wife**, 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 Drees Premier Homes, Inc. an Ohio corporation by Warranty Deed from Howard B. Duck and wife, Shannon Radel, dated March 8, 2018, recorded March 14, 2018, of record in Instrument No. 20180314-0024081, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to 1) Property taxes for the year 2019 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 18th day of October, 2018.

GRANTOR:

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, 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 he is the Assistant Secretary of Drees Premier Homes, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2018.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-22

201810190103954

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

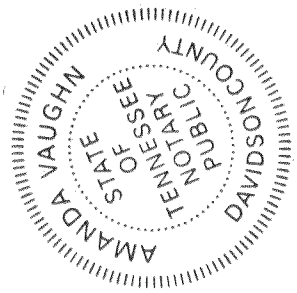
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)