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

File Number: 1-18-3145

Karen Y Johnson Davidson County
Batch# 163192 DEEDWARR
11/20/2018 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,384.38
20181120-0114416

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $914,697.00

Affiant

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian S. Shelton, Trustee of The STP Revocable Residence Trust Agreement dated October 4, 2018 5661 Granny White Pike Brentwood, TN 37027	New Owner	159-00-0-019

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, **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian S. Shelton, Trustee of The STP Revocable Residence Trust Agreement dated October 4, 2018**, hereinafter called the Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the Seventh Civil District of Davidson County, Tennessee, and being described as follows:

Beginning at a point where the centerline of Old Hickory Boulevard and the center line of Granny White Pike intersects and running thence with the center of Granny White Pike North 2 degrees 30 minutes West 290.8 feet to a point; thence North 2 degrees 45 minutes East 159.2 feet to a point in the center of said Pike; thence leaving said Pike North 72 degrees 45 minutes West 500 feet to a stake; thence South 43 degrees 44 minutes East 402.7 feet to a stake; thence South 33 degrees 03 minutes East 365.6 feet to the point of beginning.

Included in this description but expressly excluded from this conveyance is the following portion of property which was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed of record in Instrument No. 20010731-0080801, said Register's Office.

Beginning at the point of intersection of the existing west margin of Granny White Pike and the south boundary of the Herbert Neil Cope, et ux property; thence with said existing west margin (1) having a curve left and southerly 219' more or less (2) southerly 162' more or less to a point; thence with existing northwest margin of SR 254 having a curve right and southwesterly 27' more or less to a point; thence with the northeast boundary of the Donald L. Maloney, et

ux property North 30 degrees 49' 28" West 55.41' to a point, said point being 54.295' left of Granny White Pike proposed centerline station 30+554.634; thence with the proposed west margin of Granny White Pike (1) having a 43.27' radius curve left and northerly 9.44'; (2) North 06 degrees 40'05" East 62.74' (3) North 02 degrees 51' 13" West 69.48 (4) having a 1902.98' radius curve right and northerly 225.13' to a point, said point being 35.722' left of Granny White Pike proposed centerline station 30+664.672; thence with said South boundary South 69 degrees 07'03" East 19.76' to the point of beginning.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from Aram Moayedi, unmarried, dated February 28, 2018, recorded March 6, 2018, of record in Instrument No. 20180306-0020895, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5661 Granny White Pike, Brentwood, TN 37027.**

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 16th day of November, 2018.

GRANTOR:

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, the within named bargainor, 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 16th day of November, 2018.

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

_____
Notary Public
My Commission expires: 3/8/2021

201811200114416

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

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)