WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

HOLLY NEWMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 01/06/03 09:10 2pgs
Fees:13.00 Taxes:427.35

20030106-0001696

THIS INSTRUMENT WAS PREPARED BY
Law Offices of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda S. Taylor	**Columbia National, Inc.**	**Map 62-2-A**
(NAME)	(NAME)	
2924 Steamboad Drive	**7142 Columbia Gateway Drive**	**Parcel 103**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Columbia, MD 21046**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nancy L. Driver and husband, Kelvin E. Driver**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Linda S. Taylor, unmarried,** 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. 103, on the Plan of River Trace Estates, Phase 1, Section II, a Planned Unit Development, Resubdivision of Lot Number 98-108 Inclusive, 110, 113-119 Inclusive, 122, 123, 130-134 Inclusive, 163, 164, 177-184 Inclusive, of record in Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Nancy L. Driver, wife and husband, Kelvin E. Driver by deed from United Companies Lending Corporation of record as Instrument No. 20000811-0079771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee:; (a) 2002 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 741, said Register's Office; (c) Restrictive covenants contained in Book 6851 page 370 and amended in Book 6982, page 747, said Register's Office; (d) By-Laws of record in Book 6851, page 390, said Register's Office. and (e) Charter of record in Book 6851, page 363, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2924 Steamboat Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of December, 2002.

Nancy L. Driver

Kelvin E. Driver

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, Nancy L. Driver and Kelvin E. Driver, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Brentwood, Tennessee this December 6, 2002.

Commission expires:

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

Notary Public