Davidson County DEEDWARR
Recvd: 05/18/05 12:11 2 pg:
Fees:13.00 Taxes:1071.15

20050518-0056056

STATE OF TENENSSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Amy L. Ehresman	Primary Residential Mortgage, Inc.	115-03-0
815 Bresslyn Road	4750 West Wiley Post Way	GROUP
Nashville, Tennessee 37205	Salt Lake City, Utah 84116	PARCEL 060.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty Nine Thousand Five Hundred Dollars and Zero Cents ($289,500.00)**, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Todd S. Driver and wife, Lee W. Driver**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amy L. Ehresman, a single person, and Lorri Ann K. Morgan, a single person, as Joint Tenants with Right of Survivorship**, 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.

BEING Lot No. 184 on the Plan of Brook Meade, Section VI, of record in Plat Book 2331, pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Todd S. Driver and wife, Lee W. Driver, by deed dated November 18, 2002, from, Christopher S. Koehner and wife, Elizabeth H. Koehner, of record as Instrument No. 20021121-0144790 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 815 Bresslyn Road, Nashville, TN 37205

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 16th day of May, 2005.

Lee W. Driver

By: Todd S. Driver
Todd S. Driver, Attorney in Fact

Todd S. Driver

STATE OF TENENSSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Todd S. Driver, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd S. Driver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee W. Driver, and acknowledged that he executed the same as the free act and deed of the said Lee W. Driver.

Witness my hand and official seal this 16th day of May, 2005.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee