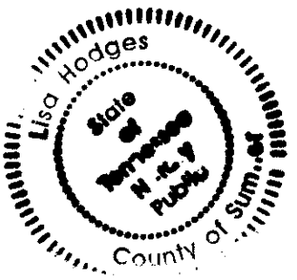
File No. 270401604

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: February 12, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 05/14/07 10:13 2 pgs
Fees:13.00 Taxes:621.60

20070514-0057215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caryl A. Thurber	Timothy Thurber	018-11-0-005.00
(NAME) 859 Doe Valley Road	(NAME) 207 Engel Drive	
(ADDRESS) Athol, MA 01331-9504	(ADDRESS) Goodlettsville, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Harold J. Driver and wife, Verna Driver, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Caryl N. Thurber and Robert K. Thurber, HEREINAFTER CALLED THE GRANTEE(S), 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. 21, ON THE PLAN OF CONNELL ESTATES, SECTION 2, as shown by plat of record in Book 2900, Page 130, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold J. Driver and wife, Verna Driver by Warranty Deed from Benny N. West and wife, Carolyn J. West, dated January 24, 1989, and of record in Book 7758, Page 656, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 207 Engel Ave., Goodlettsville, TN 37072
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hands this 3rd day of May, 2007.

Harold J. Driver

Verna Driver

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Harold J. Driver and wife, Verna Driver the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of May, 2007.

Commission expires: February 12, 2008

LISA G. HODGES Notary Public

File Number: 270401604

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

