File No. 280201398

WARRANTY DEED

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Steven A. Shirey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2008.

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: 12-1-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven A. Shirey	**Same As New Owner**	Map 033-14-0 Parcel 006.00
(NAME) **202 Cunniff Park Way**	(NAME)	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS)	
(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, WE,

Henry D. Driver and wife, Ara Dell Driver,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven A. Shirey

, HEREINAFTER CALLED THE GRANTEE(S), HIS 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. 53 on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Northern margin of Cunniff Park Way at the corner of Lots No. 52 and 53; thence with the line between said two lots, Northerly 208.2 feet to the corner of Lots No. 52, 53 and 54; thence with the line between Lots No. 53 and 54, Westerly 213.6 feet to the Easterly margin of Fonnic Drive; thence with the same, Southerly 165 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, Southeasterly 38.16 feet to the Northerly margin of Cunniff Park Way; thence with the same, Easterly 166 feet to the beginning.

Being the same property conveyed to Henry D. Driver and wife, Ara Dell Driver by Warranty Deed dated July 14, 1993, from Ruth G. Chambliss, unmarried, of record in Book 9014, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

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 202 Cunniff Park Way, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 03/12/08 12:08 2 pgs
Fees:13.00 Taxes:555.00

20080312-0024917

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), HIS 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), HIS 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 the **6th day of March, 2008.**

Henry D. Driver

Henry D. Driver

Ara Dell Driver

Ara Dell Driver

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Henry D. Driver and wife, Ara Dell 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this the 6th day of March, 2008.

Commission expires: 12-1-10

D. Annette Maples

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

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RETURN TO:
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