# WARRANTY DEED

P-KW-09-6692

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ron Garber | Ron Garber | |
| 6692 Autumnwood Drive | (NAME) 6692 Autumnwood Drive | |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Nashville, TN 37221 | 155080C05300CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID C. RIVERS, TRUSTEE OF THE MARY ANN RIVERS SPECIAL NEEDS TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RON GARBER AND WIFE, DONNA GARBER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 53 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339 through 347, and as amended in Book 7900, pages 888 and 888, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to GEORGE E. RIVERS AND WIFE, MARY A. RIVERS by deed from J. PAUL SCOTT AND WIFE, KIMBERLY S. WILHELM SCOTT of record in Instrument 200110120111456 on 10/11/2001 and filed for record on 10/12/2001, Register's Office for DAVIDSON County.
Being the same property conveyed to "THE GEORGE E. RIVERS AND/OR MARY ANN RIVERS REVOCABLE LIVING TRUST", THROUGH GEORGE E. RIVERS AND MARY ANN RIVERS, TRUSTEES by deed from GEORGE E. RIVERS AND MARY ANN RIVERS of record in Instrument 200311140166754 on 11/13/2003 and filed for record on 11/14/2003, Register's Office for DAVIDSON County.
Being the same property conveyed to DAVID C. RIVERS, EXECUTOR OF THE ESTATE OF GEORGE E. RIVERS by deed from MARY ANN RIVERS, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF THE GEORGE E. RIVERS AND/OR MARY ANN RIVERS REVOCABLE LIVING TRUST of record in Instrument 200804210040536 on 04/09/2008 and filed for record on 04/21/2008, Register's Office for DAVIDSON County.
Being the same property conveyed to DAVID C. RIVERS, TRUSTEE OF THE MARY ANN RIVERS SPECIAL NEEDS TRUST by deed from DAVID C. RIVERS, EXECUTOR OF THE ESTATE OF GEORGE E. RIVERS of record in Instrument 200804210040537 on 04/09/2008 and filed for record on 04/21/2008, Register's Office for DAVIDSON County.

unimproved ( )
This is improved ( X ) property, known as 6692 AUTUMNWOOD DRIVE, NASHVILLE, Tennessee 37221-3940
(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 hand(s) this 29th day of June, 2009.

David C. Rivers

BILL GARRETT, Davidson County
Trans: T20090045839 DEEDWARR
Recvd: 07/08/09 10:59 2 pgs
Fees: 13.00 Taxes: 765.90

20090708-0063785

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of June, 2009, before me personally appeared David C. Rivers, Trustee of The Mary Ann Rivers Special Needs Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th day of June, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959