# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090048636 DEEDWARR
Recvd: 07/20/09 09:57 2 pgs
Fees:13.00 Taxes:654.90
20090720-0067594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES:

TERRY D. JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires April 4, 2011

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Ricky S. Kitchen** | **National Bank of Kansas City** | **MAP 72-11** |
| (NAME) | (NAME) | |
| **2919 Glenmeade Drive** | **10700 Nall Avenue** | **PARCEL 38.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Overland Park, KS 66211** | |
| (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, I, **HARRISON H. DRIVER III** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricky S. KITCHEN AND WIFE, DEBORAH J. BURRIS-KITCHEN,** 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 7 and 8 on the Plan of Glenmeade Subdivision of record in Book 974, page 32, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Harrison H. Driver, Jr. and wife, Mary Driver by Warranty Deed from Herbert R. Savage and wife, Elaine J. Savage of record in Book 3343, page 529, Register's Office for Davidson County, Tennessee. The said Harrison H. Driver and wife, Mary Driver having since died leaving as their heirs-at-law Cynthia D. Driver, Harrison H. Driver, III, Thomas Driver and Carlos W. Driver, according to an Affidavit of Heirship of record as Instrument 20051028-0130444, Register's Office for Davidson County, Tennessee. Thomas S. Driver conveyed his interest to Harrison H. Driver, III by Quitclaim Deed of record as Instrument No. 20051028-0130446, RODC; Carlos W. Driver conveyed his interest to Harrison H. Driver, III by Quitclaim Deed of record as Instrument No. 20051028-0130445, RODC; and Cynthia D. Driver conveyed her interest to Harrison H. Driver, III by Quitclaim Deed of record as Instrument 20051020-0126539, RODC.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2009 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 974, page 32, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2919 Glenmeade Drive, Nashville, TN 37216**

(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 my hand this 16th day of July, 2009.

Harrison H. Driver III

Harrison H. Driver III

**ACKNOWLEDGMENT**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Harrison H. Driver III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2009.

Commission expires:




Terri D. Jackson

Notary Public