WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/27/10 14:15 4 pgs
Fees:23.00 Taxes:185.00
20100727-0058929

TIARA D. FORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1114 6th Ave. North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Grant	Michael Grant	092080273000 092020291 081160217000
(NAME)	(NAME)	
4258 Fairway Blvd	4258 Fairway Blvd	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90043	Los Angeles, CA 90043	
(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, WE, Nannie D. Driver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Grant, 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:

unimproved ☐

This is improved ☒ property, known as 2521 Scovel, 2405 Scovel, 1720 Underwood St., Nashville, TN 37218

(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 21st day of July, 2010.

Nannie D. Driver by David Driver
Nannie D. Driver

Atty-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

Notary Public

TIARA D. FORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 4, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared David C. Duncan with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledgment himself/herself to be the Attorney-in-fact for Nannie D. Driver, the within named bargainor(s), and that he/she as such attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposed therein contained by signing the name Nannie D. Driver the bargainor(s), by the said David C. Duncan, as Attorney-in-Fact. Power of Attorney of record in instrument number 20030207-0017181 Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal, this 21st day of July, 2010.

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

NOTARY PUBLIC

MY COMMISSION EXPIRES:

File No.: 105195

EXHIBIT A

Track I - 2521 Scovel Nashville TN 37208

Land in Davidson County, Tennessee, being Lot(s) 48, as shown on the map entitled E.T. Holman's Subdivision of Lots 41, 42 and 43 of boyd McNairy's Plan, of record as Plat Book 161, page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to NANNIE D. DRIVER, by deed from ARDEL J. COUCH and wife, WILLIE F. COUCH, of record as Book 7245, page 831, dated May 22, 1987, said Register's Office.

Track II –1720 Underwood St. Nashville, TN 37208

Land in Davidson County, Tennessee, being the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & other's 2nd Addition, called the Addition to the Town of Mccavock of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 226.5 feet west of the westerly margin of the first alley west of 17th Avenue North: thence with, the northerly margin of Underwood Street westerly 35 feet; thence northwardly 106 feet to the southerly margin of Cockrill Street; thence with the same easterly 33 1/3 feet to a point, 216 2/3 feet west of the westerly margin of said alley; thence southwardly 117.5 feet to the point of beginning.

Being the same property conveyed to NANNIE D. DRIVER, UNMARRIED (A/K/A NANCY D DRIVER), by deed from EXCEL REAL ESTATE & DEVELOPMENT, of record as Instrument No20000210-0013798, dated January 27, 2000, said Register's Office.

Track III- 2405 Scovel Nashville, TN 37208

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Clark and Holman's Subdivision, of record as Book 421, page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN L. DRIVER and wife, NANNIE B. DRIVER, by deed from BRANSFORD REALTY COMPANY, of record as Book 1174, page 407, dated April 9, 1941, said Register's Office. The said John L. Driver having died on or about November 7, 1987.

Prepared by:
Bicentennial Title & Escrow
1314 6th Ave. North
Nashville, TN 37208

I, **Donald Taylor**, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Donald Taylor

State of Tennessee
County of Davidson

Personally appeared before me, **Tiara Ford**, a notary public for this county and state, **Donald Taylor** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiara Ford

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Novembe

My Commission Expires: _____