(4)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater is ~~$180,000.00~~ $187,500.00

Affiant

Subscribed and sworn before me this the 1st day of July, 2011.

~~M. Cath~~ M. Catherine Ragsdale
Notary Public
My commission expires: 11-7-12

M. CATHERINE RAGSDALE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Melissa A. Shaver 413 Lynn Drive Nashville, TN 37211	New Owner	132-16-45

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JACK L. RIVERS AND NANCY M. RIVERS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MELISSA ANN SHAVER, UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 822 on the plan of Caldwell Hall, Section 13, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jack L. Rivers and Nancy M. Rivers, husband and wife, by deed from George A. Dodson and Normal C. Dodson dated July 14, 2005 of record in Instrument No. 20050715-0082519, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 413 Lynn Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of July, 2011.

Jack L. Rivers attorney in fact
By Nancy M. Rivers As His Attorney In Fact

Nancy M. Rivers

Nancy M. Rivers

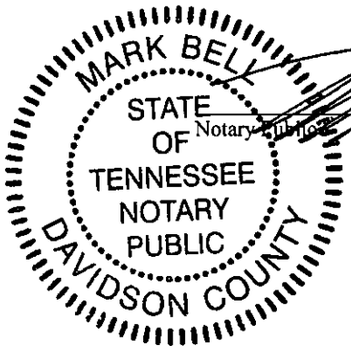
BILL GARRETT, Davidson County
Trans: T20110040632 DEEDWARR
Recvd: 07/07/11 09:39 2 pgs
Fees: 13.00 Taxes: 693.75
20110707-0051917

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy M. Rivers, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 2011.

My commission expires:
11/7/12



Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of JULY, 2011, before me, the undersigned Notary Public in and for said County and State, personally appeared NANCY M. RIVERS with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACK L RIVERS, by Power of Attorney dated JUNE 9, 2011, and who acknowledged that he executed the same as the free act and deed of JCAK L RIVERS.

Witness my hand and official seal this 1st day of JULY, 2011.

My Commission Expires:
11/7/12

Notary Public

