WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110082788 DEEDWARR
Recvd: 12/30/11 11:43 2 pgs
Fees:13.00 Taxes:506.53

20111230-0102212

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
L. Scott Driskell	Regions Bank	09609012900
(NAME)	(NAME)	
307 Kent Road	2050 Parkway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham AL 35244	
(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, **Marc Prosser and Wife, Sheri Prosser, Don Prosser and Wife, Viola Prosser**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **L. Scott Driskell, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 38 on the Plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marc Prosser and wife, Sheri Prosser and Don Prosser and wife, Viola Prosser, as tenants in common by Deed from Prosser Properties LLP, dated 05/12/2011 and filed for record on 05/13/2011 in Instrument 201105130036763, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 35, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions 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 307 Kent Road, Nashville, TN 37214
(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/or 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/or 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 29th day of December, 2011.

Marc Prosser

Sheri Prosser

Don Prosser

Viola Prosser

State of Tennessee
County of Wilson

Personally appeared before me Marc Prosser, Sheri Prosser, Don Prosser, and Viola Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2011.

Notary Public Escrow Officer
My Commission Expires: 8-3-15

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.