 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $365,000.00 Carmen Coats Affiant Subscribed and sworn to before me, this 31st day of May, 2012. Notary Public My commission expires: JULY 8, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120040480 DEEDWARR
Recvd: 06/01/12 15:28 2 pgs
Fees:13.00 Taxes:1350.50
20120601-0047883

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brent A. Driver **Rachelle W. Driver**	PEOPLES HOME EQUITY	**MAP/PARCEL 172-06-0-A-031.00CO**
6024 Woodland Hills Drive	215 HARD CIRCLE, #101	
Nashville, TN 37211	BRENTWOOD, TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Michael Paul Hammond, Jr. and Emily D. Hammond

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brent A. Driver and Rachelle W. Driver, husband and wife

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 No. 41 on the Final Plat of Mountain View, Section 1, Revision One, of record in Plat Book 9700, Page 562 and 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Paul Hammond, Jr. and Emily D. Hammond by Warranty Deed from Centex Homes, a Nevada general partnership, dated May 24, 2001, of record in Instrument No. 20010525-0054773, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 562 & 563, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10053, Page 239, amended in Book 10496, Page 311 and Book 10919, Page 327, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 4866, Page 101, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10496, Page 379, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed of common areas to Homeowners Association of record in Book 10929, Page 984 & 987 and Instrument No. 20051130-0143851, Register's Office for DAVIDSON County, Tennessee.
Right of Way Easement to Spring Water of record in Book 7348, Page 250, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10496, Page 388, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6024 Woodland Hills 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 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/our hand(s) this 31st day of May, 2012.

Michael Paul Hammond, Jr. by: J. C. D., Attorney in Fact
Michael Paul Hammond, Jr. by J. Carlton Drumwright, Attorney in Fact

Emily D. Hammond by: J. C. D., Attorney in Fact
Emily D. Hammond by J. Carlton Drumwright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael Paul Hammond, Jr. for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Michael Paul Hammond, Jr., and is authorized by Michael Paul Hammond, Jr. to execute this instrument on his behalf.

This the 31st day of May,2012.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Emily D. Hammond for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Emily D. Hammond, and is authorized by Emily D. Hammond to execute this instrument on her behalf.

This the 31st day of May,2012.

My Commission Expires: 2-19-13

A. Scott Hubbard
Notary Public



File #: **120448SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027