File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120044877 OEEDWARR
Recvd: 06/18/12 14:26 2 pgs
Fees:13.00 Taxes:1498.50
20120618-0053297

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2012

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara L. Van Driest	Same	115070/003.00
(NAME)	(NAME)	
1016 Davidson Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, Kurt Conner and Sons Construction Corp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sara L. Van Driest and spouse, Steven J. Van Driest, 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. 34 on the Plan of Crest Meade, Section 1, of record in Plat Book 2331, page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kurt Conner & Sons Construction Corp, a Tennessee corporation by warranty deed of Steven J. Hahn and Jacqueline B. Brown, Co-Executors of the Estate of Jack E. Hahn, dated December 7, 2011, of record in Instrument No. 20111212-0096583, Register's Office of Davidson County, Tennessee. Also See Scriveners Affidavit of record in Instrument No. 20111229-0101804, Register's Office of Davidson County, Tennessee, correcting name to Kurt Conner and Sons Construction Corp.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2012 Taxes constitute a lien against said property but are not yet due and payable. Sewer easement of record in Book 5268, page 872, said Register's Office. Subject to all matters as set forth on the plan of record in Plat Book 2331,page 153, Register's Office of Davidson County, Tennessee.

This property, known as 1016 Davidson Road, Nashville, TN 37205
(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/our hand(s) this 15TH DAY OF JUNE, 2012.

Kurt Conner and Sons Construction Corp

BY: _____

Title: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Kurt W. Conner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself President of Kurt Conner and Sons Construction Corp, the within named bargainor, a corporation, and that Kurt Conner, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself as President of said corporation.

Witness my hand and official seal, this the 15th day of June, 2012.

_____
Notary Public

My Commission Expires: 9/8/12

(SEAL)

MONTE POE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY