This instrument prepared by:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

Davidson County DEEDWARR
Recvd: 10/23/12 13:52 4 pgs
Fees:22.00 Taxes:0.00
20121023-0097087

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
William and Jennifer Driver 7052 Bridgeport Drive Nashville, Tennessee 37221	William and Jennifer Driver 7052 Bridgeport Drive Nashville, Tennessee 37221	126160A25100CO

FOR AND IN CONSIDERATION of the sum of One dollar and no/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **William D. Driver, II, also known as W. David Driver, and Jennifer P. Driver, also known as Jennifer Driver, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **William D. Driver, II and Jennifer P. Driver, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to W. David Driver and Jennifer Driver, husband and wife by Deed from A Craig Company, A Tennessee Corporation of record in Book _____, Page 20040903-0106891, said Register's Office.

The express purpose of this conveyance is to _____.

This is unimproved ( ) property known as 7052 Bridgeport Drive, Nashville, Tennessee 37221
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 2058068

WD JD

Witness our hand this 27th day of August, 2012, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William D. Driver, II, a/k/a
W. David Driver

Jennifer P. Driver, a/k/a
Jennifer Driver

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, William D. Driver II AKA W. David Driver* a Notary Public in and for said County and State, **William D. Driver, II, a/k/a W. David Driver, and Jennifer P. Driver, a/k/a Jennifer Driver** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.* and Jennifer P. Driver AKA Jennifer Driver

Given under my hand and official seal of office at Davidson this 27th day of August, A.D., 2012.

NOTARY STAMP/SEAL

DELORES I. DEPRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

Delores I. DePriest
NOTARY PUBLIC
Notary Commission Expires: 01-09-2016

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $ 1.00.

Subscribed and sworn to ~~before~~ me this the 27th day of August, 2012.

(Affix Seal)

Affiant

Delores I. DePriest
Notary Public
My Commission Expires: 01-09-~~2012~~ 2016.

DELORES I. DEPRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF **DAVIDSON**, STATE OF **TENNESSEE** AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN CITY OF NASHVILLE, DAVIDSON COUNTY, STATE OF TENNESSEE, AS DESCRIBED IN DEED INST # 20040903-0106891, ID# 126160A25100CO, BEING KNOWN AND DESIGNATED AS:

LOT NO. 397 ON THE PLAN OF RIVERWALK, PHASE 2A, SECTION 1 OF RECORD IN INSTRUMENT NO. 20031014-0151989, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 7052 BRIDGEPORT DRIVE, NASHVILLE, TN 37221

TAX ID#: 126-16-A251.00

W. DAVID DRIVER AND JENNIFER DRIVER, HUSBAND AND WIFE BY FEE SIMPLE DEED FROM THE CRAIG COMPANY, A TENNESSEE CORPORATION AS SET FORTH IN INST # 20040903-0106891 DATED 08/27/2004 AND RECORDED 09/03/2004, DAVIDSON COUNTY RECORDS, STATE OF TENNESSEE.

True Copy Certification

I, Kara Crees, do hereby 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)