WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014

Notary Public

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Paul L. Huddleston	NEW OWNER	Parcel ID:
1516 Villa Place		10408038600
Nashville, TN 37212		

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 acknowledged, we

Mary Scott, David Duncan and Patricia Bradford, Co-Trustees of the Nancy D. Driver Family Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Paul L. Huddleston , married and Patrick Butcher, unmarried, as tenants in common
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:

Being Lot No. 3 of Block 52 on the Plan of a Subdivision of Lots Nos. 37 and 52, O.B. Hayes' Robely Addition, as of record in Book 547, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 55 feet on the Easterly side of Villa Street and runs back 154 feet, 8 inches on the Southerly side and 154 feet, 3 inches on the Northerly side to an alley.

BEING the same property conveyed to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford, Co-Trustees of the Nancy D. Driver Family Trust U/A/D November 21, 2005 by Quitclaim Deed dated December 30, 2011 from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased, of record in Instrument 20120907-0081216, said Register's Office. The said Nancy Daniel, Co-Trustee has since died. David Duncan, Co-Trustee is appointed to sign on behalf of the Co-Trustees of the Nancy D. Driver Famliy Trust pursuant to Certification of Trust of record in Instrument No. 20140203-0009450, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 547, Page 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1516 Villa Place, Nashville, TN 37212

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 our hands this 31st day of January, 2014.

The Nancy D. Driver Family Trust
By:

David Duncan, Co-Trustee

BILL GARRETT, Davidson County
Trans:T20140007738 DEEDWARR
Recvd: 02/03/14 14:07 2 pgs
Fees:13.00 Taxes:1073.00

20140203-0009451

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Duncan, Co-Trustee of The Nancy D. Driver Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Co-Trustee of The Nancy D. Driver Family Trust, and as such Co-Trustee, he/she are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2014.

My Commission Expires: 8/23/16

Notary Public

