WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF May, 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.

215 2ND Ave North, Suite 200, Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 05/22/14 13:55 3 pgs
Fees:18.00 Taxes:148.00
20140522-0044317

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lester McClain	Lester McClain	MAP-PAR. 081-06-0-159.00
(NAME)	(NAME)	
1807 26th Ave N	1214 Concord Hunt Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nancy Driver Family Trust** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lester McClain** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 8, as shown on the map entitled Cumberland Gardens, Section 7, of record in Plat Book 3106, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 8 fronts 50 feet along the west margin of 26th Avenue North and extends back between parallel lines 120 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Nannie Duncan Driver as to an undivided 1/3 interest, John L. Driver, an undivided 1/3 interest for and during his lifetime and Nannie Duncan Driver, the remainder interest in that 1/3 interest and Evelyn D. Daniel retaining the remaining undivided 1/3 interest, by deed from Evelyn D. Daniel, of record in Book 4838, page 112, dated July 19, 1974, said Register's Office. The said John L. Driver having since died on or about November 7, 1987. The said Nannie Duncan Driver a/k/a Nancy D. Driver having since died testate, on or about April 2, 2011. Her Will being probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division under Docket No. 11P-966, devised the subject property to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford, as Co-Trustees of the Nancy D. Driver Family Trust u/a/d November 21, 2005. For further reference see Executor's Quitclaim Deed of record in Instrument No. 20120907-0081217, said Register's Office. The said Nancy Daniel having since died.

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.

Executed by my hand this 19 Day of May 2014.

THE HEIRS AT LAW OF EVELYN D. DANIEL

Jay Brooks

STATE of CALIFORNIA

COUNTY of San Diego

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jay Brooks , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 19 Day of May 2014.

Notary Public

MARIBEL FRANCO
Commission # 1992941
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2016

My Commission Expires: 10/30/2016

Executed by my hand this 19 Day of MAY 2014.

THE HEIRS AT LAW OF EVELYN D. DANIEL

Jamont Brooks

STATE of CALIFORNIA

COUNTY of San Diego

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jamont Brooks , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 19 Day of May 2014

Notary Public

MARIBEL FRANCO
Commission # 1992941
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2016

My Commission Expires: 10/30/2016

Executed by my hand this 15th Day of May 2014.

CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST DATED NOVEMBER 21, 2005

BY: _____
David Duncan, Co-Trustee

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, DAVID DUNCAN as CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST DATED NOVEMBER 21, 2005 , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Trustee

Witness my hand and Official Seal this 15 Day of May 2014.

_____
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: MAR 0 8 2016

Certificate of Authenticity

I, Jennifer Chandler-Cole 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 original document executed and authenticated according to law.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE