THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160028601 DEEDWARR
Recvd: 04/08/16 09:34 4 pgs
Fees:23.00 Taxes:185.00
20160408-0033719

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $50,000.

Willie D. Holloway
AFFIANT

Subscribed and sworn to before me this 31st day of March, 2016.

D. A. Childress
Notary Public
My Commission Expires:
7/5/2019

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Willie D. Holloway 1609 21st Ave North Nashville, TN 37208	Owner	081-11-0-139.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **MARY SCOTT, DAVID DUNCAN and PATRICIA BRADFORD CO-TRUSTEES OF THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005** (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto **WILLIE D. HOLLOWAY, unmarried** (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, as shown on the map entitled S. A. Champion's Subdivision of certain lots in the Harding Addition to Nashville, of record in Book 161, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **NANCY D. DRIVER, A SINGLE PERSON**, by deed from **CHRISTOPHER EUGENE SLAUGHTER, UNMARRIED AND CHARLOTTE LEACH, UNMARRIED**, of record in Book 10391, Page 306, dated December 19, 1996, said Register's Office. **NANCY D. DRIVER** died testate on or about April 2, 2011. Pursuant to the terms of her will of record in Docket No. 11P966, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, **DAVID DUNCAN AND NANCY DANIEL, CO-PERSONAL**

REPRESENTATIVES OF THE ESTATE OF NANCY D. DRIVER, DECEASED have conveyed said property 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 executor's quitclaim deed of record in Instrument No. 20120907-0081208, dated December 30, 2011, said Register's Office. **NANCY DANIEL** has since died.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, and the following exceptions:

1. General or special taxes and assessments required to be paid in the year 2016 (which have been prorated and assumed by Grantee) and subsequent years; and

2. Matters shown on the Plan of record in Plat Book 161, Page 132, said Register's Office.

BEING improved property, known as 1609 21st Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS 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 forth. GRANTORS do further covenant and bind themselves, their successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 31 day of March, 2016.

Mary Scott
Mary Scott, Co-Trustee

David Duncan
David Duncan, Co-Trustee

Patricia Bradford
Patricia Bradford, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Scott, Co-Trustee of the Nancy D. Driver Family Trust U/A/D November 21, 2005,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument, in the capacity named above, for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2016.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Duncan, Co-Trustee of the Nancy D. Driver Family Trust U/A/D November 21, 2005,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument, in the capacity named above, for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2016.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia Bradford, Co-Trustee of the Nancy D. Driver Family Trust U/A/D November 21, 2005,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument, in the capacity named above, for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2016.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/2019