Record and Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans: T20160090668 DEEDWARR
Recvd: 10/14/16 09:10 2 pgs
Fees: 13.00 Taxes: 259.00

20161014-0108690

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of October, 2016, by and between The Estate of Mark Driver, Dickson County Probate Docket No. 08-16-097-P, Brandon Driver, Brigitte Nicole Brantley, Joan Oglesby, and Kristie Dawn Driver , party of the first part, and Gilmore Oglesby Associates, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of W.S. Settles Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee.
Said Lot No. 31 fronts 50 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between parallel lines 140 feet to an alley.

Being all or part of the same property conveyed to Mark Driver and Joan Oglesby by virtue of that certain Warranty Deed dated May 31, 2013, and being of record at Instrument No. 20130604-0056595 in the Register's Office of Davidson County, Tennessee. Mark Driver now being deceased leaving a will probated in the Probate Court of Dickson County, Tennessee at Docket No 08-16-097-P

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

, Executor
Brandon Driver, Executor

Brandon Driver

Brigitte Nicole Brantley By,
, Attorney Infact
Brigitte Nicole Brantley By,
Brandon Driver, Attorney In Fact

Kristie Dawn By
, Attorney In Fact
Kristie Dawn Driver By,
Brandon Driver, Attorney In Fact

Joan Oglesby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brandon Driver, Executor, Joan Oglesby, and Brandon Driver, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 2016, before me personally appeared Brandon Driver, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Brigitte Nicole Brantley and Kristie Dawn Driver and acknowledged that he executed the same as the free act and deed of the said Brigitte Nicole Brantley and Kristie Dawn Driver.

WITNESS my hand and official seal at office this 13th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Gilmore Oglesby Associates, LLC
PO Box 3469
Brentwood, TN 37027

Tax Parcel No 08107032200

Property Address: 1908 14th Ave N
Nashville, TN 37208

MAIL TAX BILLS TO: owners at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY