Davidson County DEEDWARR
Recvd: 10/21/16 15:41 2 pgs
Fees:13.00 Taxes:925.00
20161021-0111733

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 17th day of October, 2016, by and between The Estate of Mark Driver, Dickson County Tennessee Probate Docket Number 08-16-097-P, Brandon Driver, and Kristie Dawn Driver and Brigitte Nicole Brantley, party of the first part, and Arthur Avenue 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 the westerly 90 feet of Lots 47 and 45 on the south side of Clay Street, beginning at the southeast corner of Clay Street and 14th Avenue, formerly Alberta Avenue; thence east 90 feet along Clay Street; south 135 feet to the corner of Lot No. 43; thence west 90 feet to 14th Avenue, North; thence North 135 feet to the beginning.

Being all or part of the same property conveyed to Mark Driver by virtue of that certain Warranty Deed dated October 4, 2013, and being of record at Instrument No. 20131021-0109582 in the Register's Office of Davidson County, Tennessee.
Sellers warrant that this property has not been used as their primary residence.

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 2017Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 132 in said Register's Office, Tennessee; 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.

Brandon Driver, Executor

Brandon Driver

Kristie Dawn Driver by Brandon Driver, Attorney In Fact

Brigitte Nicole Brantley by Brandon Driver, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brandon Driver, Executor and Brandon Driver** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

MCVALERIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ 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 Kristie Dawn Driver and Brigitte Nicole Brantley and acknowledged that he executed the same as the free act and deed of the said Kristie Dawn Driver and Brigitte Nicole Brantley.

WITNESS my hand and official seal at office this 19th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

Property Owner & Address: Arthur Avenue LLC
700 Craighead St
ste 103
Nashville, TN 37204

Tax Parcel No 08107033100

Property Address: 1311 Clay Street
Nashville, TN 37208

MAIL TAX BILLS TO: owner 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 $250,000.00 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 19th day of October, 2016.

Notary Public

My Commission Expires: 7.3.17

Certificate of Authenticity

I, ASHLEE D PAGE, 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, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9/25/2019