Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee Tennessee Tower, 24th Floor 312 Rosa L. Parks Avenue Nashville, Tennessee 37243-0299	Tax Map and Parcel 092-01-0-059.00	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 15-10-005

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($175,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **KATHRYN S. DRIVER, AN UNMARRIED WOMAN,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a survey of the Property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property located at 1106 33rd Avenue North, Nashville, Tennessee 37209, containing, 7,500 square feet or 0.17 acres more or less.

BILL GARRETT, Davidson County
Trans:T20170039541 DEEDWARR
Recvd: 05/09/17 14:45 5 pgs
Fees:27.00 Taxes:0.00
20170509-0046110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $175,000.00. State of Tennessee is tax exempt.

Affiant

Subscribed and sworn to before me this 9th day of May, 2017.

Notary Public

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Witness, this the 9th day of May, 2017

Kathryn S. Driver

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 **Kathryn S. Driver**, the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal on this the 9th day of May, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT A
Transaction # 15-10-005

Being land in the 21st Councilmanic District of Nashville, Davidson County, Tennessee, being located between 33rd Avenue North and 32nd Avenue North and between Clover Street and Alamada Street, being part of Block 33 on the unrecorded part of Midway, said part of said Block 33 is shown on the Map of Long & Ashworth's Subdivision of certain Blocks in Midway of record in Book 57, page 116, Register's Office for said County, being more particularly described as follows:

BEGINNING at a new iron rod on the easterly right-of-way line of 33rd Avenue North, having a 50-foot wide right-of-way, said iron rod being a common with Edward Burley of record in Book 11205, Page 915, said iron rod being N 10° 23' 57" E, 150.00 feet from the northerly right-of-way line of Alameda Street (Formerly known as Dawn Avenue), being the southwest corner of the herein described property;

THENCE, continuing with said easterly right-of-way line N 10° 23' 57" W, 50.00 feet to a new iron rod being a common corner with Lot 185 of Normal View Land Co. of record in Book 421, Page 97, R.O.D.C.;

THENCE, leaving said easterly right-of-way line with Lot 185 N 79° 07' 04" E, 150.00 feet to a new iron rod on the westerly right-of-way line of No. 1181 Alley, having a 20-foot wide right-of-way;

THENCE, with said westerly right-of-way line S 10° 23' 57" E, 50.00 feet to a new iron rod being a common corner with Edward Burley of record in Book 11205, Page 915, R.O.D.C.;

THENCE, leaving said westerly right-of-way with Burley S 79° 07' 04" W, 150.00 feet to the **POINT OF BEGINNING**.

Containing 7,500 square feet or 0.17 Acre, more or less.

Being the same property conveyed to Spruell Driver and Kathryn S. Driver by Warranty Deed from Sammie E. Porter Steele of record in Book 4163, Page 891, Register's Office for Davidson County, Tennessee, dated August 22, 1967 and recorded on August 22, 1967. The said Spruell Driver having since died February 16, 1970, leaving Kathryn S. Driver as surviving tenant by the entirety upon his death.

Being also known as 1106 33rd Avenue North, Nashville, Tennessee 37209.

Exhibit B
Transaction Number 15-10-005
Permitted Encumbrances

1. Taxes for the year 2017 and subsequent years which is an encumbrance on subject property, however, the State of Tennessee is tax exempt.
2. Subject to all matters on the Plan of record in Plat Book 57, Page 116, Register's Office for Davidson County, Tennessee.

EXHIBIT C
TRANSACTION NUMBER 15-10-005

