WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF June 2017, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
RHB, ILLC	Same as owner	069-16-0-206.00
(Name)	(Name)	
4472 Hickory Grove Road, Ste101		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/18/17 14:48 3 pgs
Fees:18.00 Taxes:536.50
20170718-0072401

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, **ANNIE P DRIVER** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHB, ILLC** 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:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the map entitled Emerald Circle Subdivision, of record as Instrument No. 20050707-0078334, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Cleophus Driver and wife, Annie P. Driver by deed from James Utley and wife, Frances Utley, of record in Book 2994, page 71, Register's Office for Davidson County, Tennessee. By Order in the Sixth Circuit Court for said County in the Case styled as Docket No. 69916, of record in Book 9924, page 855, said Register's Office, the subject property was vested solely in Annie Pearl Driver. Being part of the same property conveyed to Annie P. Driver, unmarried, by deed from Margaret Appleton recorded as Instrument No. 20020708-0082003. Further being a part of the same property in which a one-half (1/2) interest was conveyed to Annie Driver by deeds from Kenneth Phillips of record in Book 10785, page 996; Book 10786, page 1 and Instrument No. 20010507-0047010, all in said Register's Office. The said Annie Pearl Driver, Annie P. Driver and Annie Driver being one and the same person.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXCLUDED is a one-half (1/2) interest in the following property:

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of McClellan's Subdivision, of record in Book 4060, Page 191, Register's Office for said County, and being more particularly described according to a survey by Ernest Davis, Surveyor, dated October 10, 1997, as follows:

BEGINNING at a point in the westerly margin of North Hydes Ferry Road South 37 degrees East 24.5 feet to a point, the Northeasterly corner of A. Hubbard's Parcel No. 43; Thence, along said A. Hubbard's Parcel No. 43, South 53 degrees 30 minutes East 304 feet to a point; thence North 16 degrees 30 minutes East 66.5 feet to a point, the Southeasterly corner of Parcel 199; Thence North 53 degrees 30 minutes East 188 feet to a point; the Northwesterly corner of said Parcel No. 41; Thence, South 37 Degrees East 41 feet to a point; thence, North 53 degrees 30 minutes East 175 feet to the point of beginning containing 0.34 acres, more or less.

Being part of the same property conveyed to Myrtle Beard, as to a one-half undivided interest, by quitclaim deed from J.F. McClellan and wife, Dora McClellan recorded in Book 4602, Page 692, Register's Office of Davidson County, Tennessee. The said Myrtle Beard having since died. Also being part of the same property conveyed to Annie B. Driver, as to a one-half undivided interest, by by deeds from Kenneth Phillips of record in Book 10785, page 996; Book 10786, page 1 and Instrument No. 20010507-0047010, all in the Register's Office of Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being Part of Lot No. 1 on the Plan of McClellan's Subdivision, of record in Book 4060, Page 191, Register's Office for said County, and being more particularly described according to a survey by Ernest Davis, Surveyor, dated October 10, 1997, as follows:

BEGINNING at a point in the westerly margin of North Hydes Ferry Road South 37 degrees East 24.5 feet to a point, the Northeasterly corner of A. Hubbard's Parcel No. 43; Thence, along said A. Hubbard's Parcel No. 43, South 53 degrees 30 minutes East 304 feet to a point; thence North 16 degrees 30 minutes East 66.5 feet to a point, the Southeasterly corner of Parcel 199; Thence North 53 degrees 30 minutes East 188 feet to a point; the Northwesterly corner of said Parcel No. 41; Thence, South 37 Degrees East 41 feet to a point; thence, North 53 degrees 30 minutes East 175 feet to the point of beginning containing 0.34 acres, more or less.

Being part of the same property conveyed to Myrtle Beard, as to a one-half undivided interest, by quitclaim deed from J.F. McClellan and wife, Dora McClellan recorded in Book 4602, Page 692, Register's Office of Davidson County, Tennessee. The said Myrtle Beard having since died. Also being part of the same property conveyed to Annie B. Driver, as to a one-half undivided interest, by by deeds from Kenneth Phillips of record in Book 10785, page 996; Book 10786, page 1 and Instrument No. 20010507-0047010, all in the Register's Office of Davidson County, Tennessee.

Heirship Affidavit of record in Instrument no **20170718-0072399**, said Register's Office.

Quticlaim from Lenora Pettus to Annie Driver of record in Instrument No **20170718-0072400** said Register's Office.

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 21st of June, 2017.

Annie P Driver

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Annie P Driver personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21 of June, 2017.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020