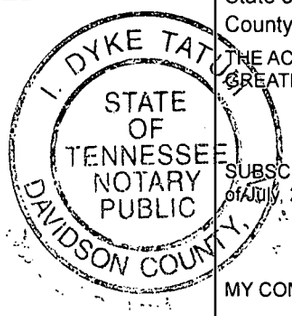
6

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: May 08, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen M. Monaghan	Kathleen M. Monaghan	09205007300
(NAME)	(NAME)	
3501 Geneva Circle	3501 Geneva Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William B. Driver, Anthony B. Driver, Jeanitra R. Driver, and Somalita J. Driver,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kathleen M. Monaghan, an unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of College Hill Subdivision, Section 5, of record in Plat Book 2900, page 42, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Rogers W. Driver, Jr. and wife, Mackie L. Driver, by Deed dated February 24, 1959, from Calvin L. McKissack, of record in Book 2879, page 59, Register's Office for Davidson County, Tennessee. The said Mackie L. Driver having since died on April 10, 1998 and Rogers W. Driver, Jr. having since died on March 17, 2012. The said property was devised to William B. Driver, a one-half (1/2) interest; Anthony B. Driver, Jeanitra R. Driver and Somolita J. Driver, each receiving a one-third (1/3) of one-half (1/2) interest by the Last Will and Testament of Rogers W. Driver, Jr. of record in Docket No. 129737, Probate Court for said County. The said property was further conveyed to William B. Driver, an undivided one-half (1/2) interest, and to Anthony B. Driver, an undivided one-sixth (1/6) interest and to Jeanitra R. Driver, an undivided one-sixth (1/6) interest, and to Somalita J. Driver, an undivided one-sixth (1/6) interest, as tenants-in-common by Executor's Quitclaim Deed dated March 25, 2014 from William B. Driver, Executor of the Estate of Rogers W. Driver, Jr. of record in Instrument No. 20140325-0024453, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3501 Geneva Circle, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20170062687 DEEDWARR
Recvd: 07/21/17 12:33 2 pgs
Fees:13.00 Taxes:1176.60
20170721-0073977

Witness my/our hands this 20th day of July, 2017.

William B. Driver

Anthony B. Driver

Jeanitra R. Driver

Somalita J. Driver

State of Tennessee

County of Davidson

On this 20th day of July, 2017, before me, a Notary Public, within and for the State and County aforesaid, personally appeared William B. Driver, Anthony B. Driver, Jeanitra R. Driver, and Somalita J. Driver, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 20th day of July, 2017.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Monaghan