WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFI

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-JD-18-1509-H

Bill Garrett Davidson County
Batch# 94965 DEEDWARR
05/21/2018 02:07:27 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20180521-0048517

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Investor Nation, LLC	**New Owner**	
(NAME)	(NAME)	
4928 William Arnold		**104-16-0-346.00**
(ADDRESS)	(ADDRESS)	
Memphis, TN 38117		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON MARK DRIVER AND BRIGITTE NICOLE BRANTLEY AND KRISTIE DAWN DRIVER AND TUNDE MARCUS OWOYEMI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVESTOR NATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

BEING THE EASTERLY HALF OF LOT 34, BELMONT LAND CO.'S PLAN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 34, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID PART OF LOT 34 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF ASHWOOD AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARK DRIVER, BY QUIT CLAIM DEED FROM ELEANOR M. SPELL, A WIDOW, OF RECORD IN INSTRUMENT NO. 20110406-0026497, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 03, 2011 AND RECORDED ON APRIL 06, 2011.

BEING THE SAME PROPERTY CONVEYED TO KRISTIE DRIVER OWOYEMI AND HUSBAND TUNDE MARCUS OWOYEMI (AS TO A TWO-THIRDS UNDIVIDED INTEREST AS TENANTS BY THE ENTIRETY), BY QUIT CLAIM DEED FROM MARK DRIVER, OF RECORD IN INSTRUMENT NO. 20130326-0029701, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 26, 2012 AND RECORDED ON MARCH 26, 2013. THE SAID MARK DRIVER HAVING SINCE DIED TESTATE ON AUGUST 6, 2016, LEAVING BRANDON DRIVER, BRIGITTE NICOLE BRANTLEY AND KRISTIE DAWN DRIVER AS HIS HEIRS AS NOTED IN THE LAST WILL AND TESTAMENT OF MARK DRIVER FILED IN CASE NUMBER 08-16-097-P PROBATE COURT OF DICKSON COUNTY, TENNESSEE.

****Brandon Driver is a/k/a Brandon Mark Driver**
****Kristie Driver is a/k/a Kristie Driver Owoyemi**

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2018 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO.'S PLAN, as recorded in Plat Book 421, Page(s) 34, in the Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1509 Ashwood Ave., Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 17th DAY OF MAY, 2018.

Brandon Mark Driver

Brigitte Nicole Brantley by Brandon Driver, Attorney-In-Fact

Kristie Dawn Driver by Brandon Driver, Attorney-In-Fact (Individually and as an Heir)

Tunde Marcus Owoyemi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON MARK DRIVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TUNDE MARCUS OWOYEMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, 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 in behalf of Kristie Dawn Driver and acknowledged that he/she executed the same as the free act and deed of the said Kristie Dawn Driver, said Power of Attorney is recorded in Instrument No. 20161013-0108358, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 17th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, 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 in behalf of Brigitte Nicole Brantley and acknowledged that he/she executed the same as the free act and deed of the said Brigitte Nicole Brantley, said Power of Attorney is recorded in Instrument No. 20161013-0108357, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at
Nashville, Tennessee
on this the 17th day of May, 2018.

Megan Paulus
NOTARY PUBLIC

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212