WARRANTY DEED

J-VRES-17-3605-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021 (AFFIX SEAL)

DELLA WHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Hydes Ferry Venture, LLC	**New Owner**	
(NAME) **3605 Hydes Ferry Rd.**	(NAME)	**069-16-0-054.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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 DRIVER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HYDES FERRY VENTURE, 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:

Land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract described according to a copy of a survey made February 20, 1954, by Norris H. Hickerson, Engineer, as follows: Beginning at an iron pin spike set in the center line of Hydes Ferry Pike and East Stewart Lane; thence with the center of East Stewart Lane, South 61 degrees 47 minutes West 210.2 feet to a point in the center line of a concrete bridge over a drain, and continuing with the center line of East Stewart Lane, South 72 degrees West 554 feet to a spike at the Northeast corner of the land conveyed to W. W. Cundall by deed of record in Book 1157, page 186, Register's Office for said County; thence with Cundall's east line, passing through an iron pin at 20.6 feet, South 32 degrees 15 minutes East 382.3 feet to an iron pin, said Cundall's Southeast corner in a wire fence; thence along said wire fence, North 59 degrees 35 minutes East 722.2 feet to a spike in the center line of Hydes Ferry Pike; thence with the center line of same, North 32 degrees West 275 feet to the point of beginning, containing, 5.43 acres more or less.

Being the same property conveyed to Mark Driver by Quitclaim deed from State of Tennessee of record in Instrument No. 20080512-0048956 Register's Office for Davidson County, Tennessee, dated May 9, 2008 and recorded on May 12, 2008.
Mark Driver having since died, his will probated at Docket No. 08-16-097-P in The Probate Court for Dickson County, Tennessee, leaving heirs Brigitte Nicole Brantley, Brandon Mark Driver and Kristie Driver.

**Brandon Mark Driver is aka Brandon Driver.
**Kristie Dawn Driver is aka Kristie Driver.
****Said property is not the primary residence of any of the Grantors.**

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Right of Way Agreement of record in Book 5920, Page 87, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3605 Hydes Ferry Rd., Nashville, Tennessee 37218**.

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.

Bill Garrett Davidson County
Batch# 104837 DEEDWARR
06/14/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20180614-0057462

Witness my/our hand(s) this the 30th DAY OF MAY, 2018.

Brandon Mark Driver

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

Kristie Driver by Brandon Mark Driver, Attorney-In-Fact

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 30th of May, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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 30th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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 30th day of May, 2018.

NOTARY PUBLIC

My Commission Expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON S THOMPSON

Notary's Signature

My Commission Expires: 12.03.19