Karen Johnson Davidson County
Batch# 207035 DEEDWARR
03/18/2019 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,174.01
20190318-0024455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2019.

Morgan Harrison
Notary Public

MY COMMISSION EXPIRES: 11-08-2021
(AFFIX SEAL)

Morgan Harrison
State of Tennessee
Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC;

File No.: ARK190068TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rodney Derrial Driver and Kendria Driver, husband and wife	SWBC Mortgage Corp.	
(NAME)	(NAME)	
7049 Oak Brook Terrace	9311 San Pedro #100	181-10-0A-128.00-CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Seventeen Thousand Three Hundred And No/100 Dollars ($317,300.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TYLER W. JEFFREY AKA TYLER W. JEFFERY AND NICOLE P JEFFREY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RODNEY DERRIAL DRIVER AND KENDRIA DRIVER, HUSBAND AND WIFE**, 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. 318 on the Plan of Final plat Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler W. Jeffrey, an unmarried man by Warranty Deed from Ryan Fulkerson and wife, Emily Fulkerson of record in Instrument No. 20140501-0036761, Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 01, 2014.

Nicole P. Jeffrey joins in this conveyance for the purpose of conveying any and all marital interest she may have in the property.

unimproved ☐
This is improved ☒ property, known as 7049 Oak Brook Terrace, Brentwood, TN 37027
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Tyler W. Jeffrey AKA Tyler W. Jeffery and Nicole P Jeffrey, husband and wife this 14 day of MARCH, 2019.

Tyler W. Jeffrey AKA Tyler W. Jeffery

Nicole P Jeffrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of MARCH, 2019, before me personally appeared Tyler W. Jeffrey AKA Tyler W. Jeffery and Nicole P Jeffrey, husband and wife to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 14 day of MARCH, 2019.

Commission Expires: 8.4.20

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY