Davidson County DEEDWARR
Recvd: 12/05/01 09:16 2pgs
Fees:13.00 Taxes:525.40

20011205-0133575

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of November, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Jose Luis Garcia and Rosa Maria Garcia
3855 Faulkner Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

MAP-PARCEL NUMBERS:
Map/Parcel: Map & Parcel
147-120-107.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles S. Groves and Melissa F. Groves** hereinafter referred to as Grantors, hereby transfers and conveys to **Jose Luis Garcia and Rosa Maria Garcia** hereinafter referred to as 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. 2 on the Final Plat of the Resubdivision of Lot 2 of Ellis Subdivision, of record in Plat Book 8250, page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles S. Groves and wife, Melissa F. Groves, by Warranty Deed from Jeff Ackerman, of record in Book 11377, page 552, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 973, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11325, Page 352, and Book 11363, page 664, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3855 Faulkner Drive, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 30th day of November, 2001.

Charles S. Groves by Melissa F. Groves, Attorney-In-Fact

Charles S. Groves

Melissa F. Groves

Melissa F. Groves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Charles S. Groves and~~ Melissa F. Groves, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2001.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

9-28-2002
My Commission Expires

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Melissa F. Groves, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence) who acknowledged that she is the attorney-in-fact for Charles S. Groves and who further acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2001.

My Commission Expires: 9-28-2002

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires SEPT. 28, 2002

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