WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/05/03 10:07 2pgs
Fees:13.00 Taxes:518.00

20030305-0028938

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis M. Groves	Curtis M. Groves	MAP 115-03
(NAME) 809 Belton Drive	(NAME) 13018 LEBANON ROAD, SUITE 100	PARCEL 54
(ADDRESS) Nashville, TN 37205	(ADDRESS) MT. JULIET, TENNESSEE 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Estate of William G. Hyman , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis M. Groves , 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:

Being Lot No. 358 on the Plan of Brook Meade, Section 9, as of record in Plat Book 2331, Pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 358 fronts 126.0 feet on the southerly side of Belton Drive and runs back between lines 351.7 feet on the easterly line and 367.4 feet on the westerly line to a dead line in the rear, measuring 126.0 feet on said dead line.

Being the same property conveyed to William G. Hyman, Jr. and wife, Sarah Todd Hyman by Warranty Deed from Wells Construction Company, Inc. of record in Book 2751, page 471, Register's Office for Davidson County, Tennessee. The said Sarah Todd Hyman having since died and said property being solely owned, as confirmed by Affidavit of Inheritance, by William G. Hyman of record in Book 11121, Page 963, Register's Office for Davidson County, Tennessee.

The said William G. Hyman having since died and said property has authorized to be sold as per Order Granting Permission to Sell Real Estate as shown on No. 02 P 1017 and filed for record on February 7, 2003 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 809 Belton Drive, Nashville, TN 37205

(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.

Witness our hands this 14th day of February, 2003.

The Estate of William G. Hyman

By: Elise Starling Co-ADMIN CTA
Elise Starling, Co-Administratrix

Attest: Judy Todd Co-Admin CTR
Judy Todd, Co-Administratrix

STATE OF Tennessee
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elise Starling and Judy Todd with whom I am personally acquainted and who upon their oath acknowledged themselves to be Co-Administratrix of The Estate of William G. Hyman, the within named bargainor, they as such Co-Administratrix, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such Co-Administratrix.

Witness my hand and official seal this 4th day of February, 2003.

JUSTIN K. THOMPSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

My Commission Expires: _____ Notary Public

File Number2302199

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075