6

WARRANTY DEED

This instrument is being re-recorded to add the legal description.

Davidson County DEEDWARR
Recvd: 05/02/05 13:10 2 pgs
Fees:13.00 Taxes:1045.25
[redacted]
20050502-0048513

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$282,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: **May 29, 2005**

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTI HURST	SAME	**156-0-14.03**
(NAME) **7860 HIGHWAY 100**	(NAME) 7860 HIGHWAY 100	**156-0-119**
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS) NASHVILLE, TN 37221	
(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, **CURTIS M. GROVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTI HURST, a single person**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CHRISTINA H. MILES, BY QUITCLAIM DEED FROM ROY A. MILES, III, OF RECORD IN INSTRUMENT NUMBER 20041006-0120399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO ROY A. MILES, III, AND WIFE CHRISTINA H. MILES BY DEED FROM JAMES L. HUTTON, JR., AND WIFE MARJORIE K. HUTTON OF RECORD IN BOOK 8834, PAGE 25, AND BY DEED FROM PAULINE SHAW ECKHARDT OF RECORD IN BOOK 6933, PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. BELLAR BY DEED FROM CHRISTINA H. MILES, OF RECORD IN INSTRUMENT NO. 20041119-0139416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS M. GROVES BY DEED FROM JAMES R. BELLAR OF RECORD IN INSTRUMENT NO. 20050502-0048512, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **7860 HIGHWAY 100, NASHVILLE, TN 37221**

(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 **my hand this 29th day of April, 2005.**

CURTIS M. GROVES

Davidson County DEEDWARR
Recvd: 05/06/05 10:58 3 pgs
Fees:17.00 Taxes:0.00
20050506-0051278

RE-RECORD

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **CURTIS M. GROVES** with whom I am personally acquainted, and upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of April, 2005**.

Commission expires: **May 29, 2005**

I. DYKE TATUM Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

EXHIBIT A

TRACT I.
LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY Z.J. WILKERSON, SURVEYOR, JULY 10TH, 1963, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF HIGHWAY NO. 100, SOUTH 53 DEGREES 30' WEST 300 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO HOWARD T. BREECE AND WIFE, BY DEED FROM E.U. BUCHI, OF RECORD IN BOOK 3067, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE NORTHWESTERLY MARGIN OF SAID HIGHWAY, SOUTH 53 DEGREES 30' WEST 150 FEET; THENCE NOTH 36 DEGREES WEST 829.4 FEET TO THE CENTER OF HARPETH RIVER; THENCE WITH THE SAME, NORTH 45 DEGREES 30'EAST 151.5 FEET; THENCE SOUTH 36 DEGREES EAST 850.4 FEET TO THE BEGINNING, CONTAINING 2.89 ACRES,MORE OR LESS.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD.

TRACT II.
A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, ACCORDING TO A SURVEY BY A&A ENGINEERING COMPANY DATED JULY 11, 1986.

BEGINNING AT AN EXISTING IRON PIN IN THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHWEST CORNER OF LOT NO. 9 AND THE NORTHEAST CORNER OF LOT NO.10- LOT NOS 9 & 10 BEING ON THE PLAN OF HARPETH HEIGHTS, SECTION 2, NOT OF RECORD- SAID POINT OF BEGINNING ALSO BEING N 35 DEGREES 54' WEST, A DISTANCE OF 291.0 FEET FROM AN EXISTING IRON PIN IN THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 100 AND PROCEEDING AS FOLLOWS: WITH THE EASTERLY LINE OF THE JOHN CATES PROPERTY N 35 DEGREES 54'WEST A DISTANCE OF 560 FEET MORE OR LESS TO A POINT IN THE CENTER LINE OF THE HARPETH RIVER, SAID LINE PASSING THROUGH AN IRON PIN AT A DISTANCE OF 472.0 FEET; THENCE WITH THE CENTER LINE OF THE HARPETH RIVER A CALCULATED BEARING AND DISTANCE OF N 44 DEGREES 21' EAST A DISTANCE OF 152.96 FEET TO A POINT; THENCE LEAVING THE CENTER LINE OF THE HARPETH RIVER S 35 DEGREES 51' EAST A DISTANCE OF 585.5 FEET TO AN EXISTING IRON PIN, SAID LINE PASSING THROUGH AN IRON PIN AT A DISTANCE OF 92.9' MORE OR LESS; THENCE, WITH THE NORTHERLY LINE OF LOT NO. 9, S 53 DEGREES 56' WEST A DISTANCE OF 150.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.98 ACRES, MORE OR LESS.