File B048

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/05 09:26 2 pgs
Fees:13.00 Taxes:962.00

20050622-0071370

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

Jennifer Hancher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15TH DAY OF JUNE, 2005.**

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009.~~ 3/25/06
(AFFIX SEAL)

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLAIRE RUZ	AmSouth	**115-13-30**
(NAME) **808 RODNEY DRIVE**	(NAME) 2050 Parkway office Circle, RCN-6	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) Birmingham, AL 35244	
(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 AND WIFE, FAITH J. GROVES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANE RUZ and wife CLAIRE RUZ,**, 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. 167 ON THE PLAN OF WEST MEADE HILLS, SECTION 8, AS OF RECORD IN BOOK 3600, PAGE 61 AND 62, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT

BEING THE SAME PROPERTY CURTIS M. GROVES AND WIFE, FAITH J. GROVES BY DEED FORM JAMES RONALD THOMAS, PERSONAL REPRESENTATIVES FOR THE ESTATE OF KATHERINE HANVEY BALLARD OF RECORD IN INSTRUMENT NO. 20010928-0105142 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **808 RODNEY 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 **15th day of June, 2005.**

CURTIS M. GROVES

FAITH J. GROVES
BY: CURTIS M. GROVES, ATTORNEY-IN-FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **FAITH J. GROVES BY CURTIS M. GROVES, Attorney-in- Fact**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville, Tennessee this 15th day of December, 2004.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

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

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 who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville, Tennessee** this **15th day of JUNE, 2005.**

Commission expires: **May 23, 2009**

I. DYKE TATUM Notary Public

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