WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/06 14:12 2 pgs
Fees:13.00 Taxes:703.00
20060322-0032849

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$190,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF FEBRUARY, 2006.**

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 4-16-08
(AFFIX SEAL)

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
PATRICK JULIAN	FIRST HORIZON HOME LOAN CORPORATION	**103-10-107**
(NAME) **820 NEARTOP DRIVE**	(NAME) 4000 Horizon Way	
(ADDRESS) **NASHVILLE, TN 37205**	(ADDRESS) Irving, TX 75063	
(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 FAITH J. GROVES, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK JULIAN, 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:

BEING LOT NO. 14 ON THE PLAT OF BROOKSIDE COURT, ADDITION NO. 4, SECTION 3, AS OF RECORD IN BOOK 2083, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CURTIS M. GROVES AND FAITH J. GROVES, HUSBAND AND WIFE FROM RALPH FITZGERALD AND ERNESTIVE FITZGERALD, HUSBAND AND WIFE BY DEED OF RECORD IN INSTRUMENT NO. 20050801-0089574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **820 NEARTOP 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, 2006.**

CURTIS M. GROVES

FAITH J. GROVES

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

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

Witness my hand and official seal at **Nashville**, Tennessee this **14th day of February, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

