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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/03/06 11:22 2 pgs
Fees:13.00 Taxes:296.00

20060503-0051135

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$80,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **28TH DAY OF APRIL, , 2006.**

Notary Public

MY COMMISSION EXPIRES: 01/27/07

(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
ROBERT CHRISTIE	**SAME**	**91-13-116**
(NAME)	(NAME)	
522 STEVENSON STREET		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT CHRISTIE, UNMARRIED**, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 50 FEET ON THE SOUTHERLY 200 FEET OF LOT NOS. 174, AND 176 ON THE PLAN OF WEST NASHVILLE HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 127, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NOS. 174, 175 AND 176 FRONT TOGETHER 50 FEET ON THE EASTERLY SIDE OF STEVENSON AVENUE AND RUN BACK BETWEEN PARALLEL LINES WHICH MEASURE 151.7 FEET TO THE REAR LINE WHICH MEASURES 50.0 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO CURTIS M. GROVES, MARRIED BY DEED FROM ISAAC P. CONNOR AND WIFE, CLEDDIE J. CONNOR OF RECORD IN INSTRUMENT NO. 20050930-0117795 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **522 STEVENSON STREET, NASHVILLE, TN 37209**

(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 **28TH day of April, 2006.**

CURTIS M. GROVES

by: Attorney-in-Fact

BY: JUSTIN TATUM, ATTORNEY-IN-FACT

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Justin Tatum**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Curtis M. Groves** as Attorney-In-Fact, as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this 28th **day of April, 2006.**

Commission expires: 01/27/07

Notary Public