Davidson County DEEDWARR
Recvd: 12/27/06 10:31 2 pgs
Fees:13.00 Taxes:740.00

20061227-0159051

# WARRANTY DEED

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF **DECEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE 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 |
|---|---|---|
| **James K. Sheridan and Kimberley C. Sheridan** | James K and Kimberly C Sheridan | **102-10-7** |
| (NAME) | (NAME) | |
| **949 Bresslyn Road** | 4403 Scenic Drive | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | Nashville TN 37203 | |
| (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 S. Groves husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James K. Sheridan and Kimberley C. Sheridan, husband and wife**, 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:

**949 Bresslyn Road, Nashville, Tennessee 37205: M/P 102-10-7**

LAND in Davidson County Tennessee, being Lot No. 3 on the Plan of Bresslyn Manor a plat of which is of record in Book 4955, Page 68, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Curtis M. Groves and wife, Faith S. Groves by Deed from Mark H. Gwaltney and wife, Suzanne H. Gwaltney of record in Instrument No. 20030826-0123814, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **949 Bresslyn Road, 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 **my hand** this **18th day of December, 2006.**

Curtis M. Groves by Faith S. Groves Attorney In Fact

**Curtis M. Groves**
**By: Faith S. Groves, Attorney-in-Fact**

**Faith S. Groves**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

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

Witness my hand and official seal at **Nashville, Tennessee this 18th day of December, 2006.**

Commission expires: **July 19, 2008**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**JUSTIN TATUM** Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Faith S. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **18th day of December, 2006.**

Commission expires: **July 19, 2008**

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**JUSTIN TATUM** Notary Public