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Bill Garrett
Davidson County Register of Deeds

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/07 08:16 2 pgs
Fees:13.00 Taxes:531.69
20071015-0121773

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,700.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES:

(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
Marv Dennis	Marv Dennis	**91-8-210**
(NAME)	(NAME)	
4607 Michigan Avenue	4607 Michigan Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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 **Marv Dennis, 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 Lots Nos. 5 and 6, Block 2, on the Map of East Extension of Plan No. 1 West Nashville, as of Record in Book 421, Page 1, Register's Office for said County, described as follows:

SAID Lots Nos. 5 and 6 front together 50' on the southerly side of Michigan Avenue and run back between parallel lines 150' more or less to an alley.

BEING the same property conveyed to Earl C. Sutton, Sr. and wife Audrey Mai Sutton by Deed from Thomas Warren and wife Nellie Warren recorded March 21, 1967 in Book 4113, Page 359, Register's Office for Davidson County, Tennessee. Subsequently conveyed to Curtis M. Groves, married by Warranty Deed from Audrey Mai Sutton, Earls C. Sutton is deceased, dated March 29, 2007 and filed for record in Instrument No. 20070330-0038325 Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **4607 Michigan Avenue, 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 **11th day of October, 2007**.

Curtis M. Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Curtis M. Groves**, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2007.

Commission expires: November 22, 2008

Darris Billingsley Notary Public

DARRIS BILLINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds