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Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 01/07/08 11:03 2 pgs
Fees:13.00 Taxes:814.00

20080107-0001582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~**$220,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **4TH DAY OF JANUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: May 28, 2009.
(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
Curtis M. Groves	**Curtis M. Groves**	**91-6-327**
(NAME)	(NAME)	
922 Morrow Road	**7933 River Road Pike**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, Tennessee 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, **Michael W. Mann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis M. Groves and Faith Groves, 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:

LAND in Davidson County, Tennessee, being Lot No. 1413 of Block No. 197 on the map showing extension of plan No. 1 West Nashville as of record in Book 57, page 173, Register's Office for said County and described in part by a survey of Gaffron & Jeffers, dated August 20, 1979, as follows:

BEGINNING on the northerly margin of Michigan Avenue at the corner of Lots 1411 and 1413; then ce with said Avenue, westwardly 1.9 feet to the northeasterly margin of Morrow Road; thence with said road, northwestwardly 216.8 feet to the southerly margin of an alley; thence with said alley eastwardly 155.2 feet to the corner of Lots Nos. 1411 and 14 13; thence with the line between said two lots southwardly 150 feet to the beginning.

BEING the same property conveyed to Michael W. Mann by Deed from S.L. Investments dated March 9, 1984 recorded on March 12, 1984 in Book 6247, page 301, in the Register 's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **922 Morrow Road, 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 **4th day of January, 2008**.

Michael W Mann

Michael W. Mann

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Michael W. Mann** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the persons who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **4th day of January, 2008**.

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public

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but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds