Notary Seal prepared but could not be reproduced

Bill Garrett
Davidson County Register

Davidson County DEEDWARR
Recvd: 12/18/08 09:26 2 pgs
Fees:13.00 Taxes:555.00
20081218-0121031

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **16TH DAY OF DECEMBER, 2008.**

Notary Public

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE TN 37203

**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 |
|---|---|---|
| **Pattie F. Lester**<br>**And**<br>**David Patrick Fox and Charles Brian Fox** | SAME | **90-16-326** |
| (NAME) | (NAME) | |
| 215 Lynnwood Terrace | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37205 | | |
| (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, **Edwin A. Groves, and wife Linda J. Groves,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pattie F. Lester as to a 2/3 interest, David Patrick Fox, and Charles Brian Fox, together as to a 1/3 interest** 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. 1351 on the Plan of Charlotte Park, Revised Section 24 of record in Book 4300, page 171 Register's Office for said County to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Edwin A. Groves and wife Linda J. Groves by Deed from J.C. Howard and wife Jean H. Howard, dated May 14, 1999, recorded in Book 11480, Page 338, of record in The Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **6312 Thunderbird Drive, 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 our hands this 16th day of December, 2008.**

**Edwin A. Groves**

**Linda J. Groves**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Edwin A. Groves, and wife Linda J. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons 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 16th day of December, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

I. Dyke Tatum

Notary Public