File No. 290500133

WARRANTY DEED

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin A. Hills Jr.	First Community Mortgage, Inc.	14812027800
(NAME)	(NAME)	
909 Preston Court	1610 S. Church St. Ste A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Marie B. Groom, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Marvin A. Hills, Jr., and wife, Sandra F. Hills**, 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. 10 on the Plan of Hazelwood, Section Twenty One, of record in Plat Book 6200, page 595, Register's office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marie B. Groom and husband Larry Groom by deed from Marie B. Groom of record in Instrument 20030317-0034850 on March 10, 2003 and filed for record on March 17, 2003, Register's Office for Davidson County, Tennessee. The said Larry Groom has since passed away on July 17th, 2003 leaving Marie B. Groom Tenant by Entirety.

Marie Groom and Marie B. Groom are one in the same person.

This conveyance is subject to the following:
All matters as set forth per Plat Book 6200, Page 595;Water Easement to Nashville of record in Book 7681, Page 596, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 909 Preston Court, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20090044002 DEEDWARR
Recvd: 07/01/09 10:21 2 pgs
Fees:13.00 Taxes:425.13
20090701-0061269

Witness my hand this 29th day of June, 2009.

Marie B. Groom

Marie B. Groom

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marie B. Groom, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of June, 2009.

Commission expires: 6/3/12

Notary Public

Rutherford County
Rebecca A. Dohoda
State of Tennessee Notary Public

File Number: 290500133

RETURN TO:
Southern Title Services
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Murfreesboro, TN 37129