6

BILL GARRETT, Davidson County
Trans:T20100058030 DEEDWARR
Recvd: 09/15/10 11:27 2 pgs
Fees:13.00 Taxes:111.00
20100915-0073382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

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	**SAME**	**14205OC007.00**
(NAME)	(NAME)	
7933 River Road		
(ADDRESS)	(ADDRESS)	
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, **Cecil F. Arnold, and wife Joyce G. Arnold**, 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 Unit No. Z-404, together with the Carport designated Z-404-C, on the Plat of River Plantation, Section Four, Condominium Apartments, a Horizontal Property Regime, of record in Book 4860, Pages 17, 18 and 19; amended in Book 4860, Pages 107, 108 and 109, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cecil F. Arnold, and wife Joyce G. Arnold by deed dated February 23, 1996 from A. Leo Mitchell and Laneda E. Mitchell of record in Book 9957, Page 173, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **1056 Todd Preis Drive, Nashville, TN 37221**

(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 **14th day of September, 2010.**

Cecil F. Arnold

Joyce G. Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Cecil F. Arnold, and wife Joyce G. Arnold** 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 14th day of September, 2010

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN