BILL GARRETT, Davidson County
Trans:T20110004649 DEEDWARR
Recvd: 01/24/11 13:32 2 pgs
Fees:13.00 Taxes:3529.80
20110124-0006538

WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $954,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2011.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(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
Christopher Edward Crane	New Owner	78 - 43.00
(NAME)	(NAME)	
7927 River Road Pike		
(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, **Curtis M. Groves and wife Faith Groves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Edward Crane and Gabriella Leite Crane, 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 the 8th Civil District of Davidson County, Tennessee, being Tract 15 of the Sadler Subdivision of part of Tract 3 of the W. J. Hailey Farm, not of record, described according to a survey made by L. C. Petty, dated July 7, 1971, as follows:

Beginning at a steel fence post in the northeasterly margin of River Road, thence with the margin of said Road, north 13 degrees, 10', west 186 feet to a steel fence post; thence leaving said road, north 75 degrees, 34' east 258 feet to a steel fence post; thence south 83 degrees 58' east 1562 feet to a steel fence post thence south 83 degrees 58' east 69 feet, more or less, to the Cumberland River; thence with said river as it meanders, south 6 degrees 30' east 148 feet; thence north 85 degrees 15' west 71 feet, more or less, to a steel fence post; thence north 85 degrees 15' west 1485 feet to a steel fence post; thence south 79 degrees 31' west 300 feet to the point of beginning, containing 7.18 acres, more or less.

BEING the same property conveyed to Curtis M. Groves and Faith Groves, husband and wife by deed dated September 14, 2007 from Forrest Barnes and Joe Gower, Co-Executors for the Estate of Joe Barnes, Jr. of record in Instrument No. 20070918-0111439 Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **7927 River Road Pike, 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 **7th day of January, 2011**.

Curtis M. Groves

Faith Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Curtis M. Groves and Faith 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 7th day of January, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

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