03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$110,000.00**

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2011.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

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
Patrick A. Schulze	**REGIONS BANK DBA REGIONS MORTGAGE**	**09112011500**
(NAME)	(NAME)	
608 45th Avenue North	**2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**BIRMINGHAM, AL 35244**	
(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, **I. Dyke Tatum and Curtis M. Groves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick A. Schulze,** , 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 Number 65 and 67 of Block number 56 on the Plan of West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description of said lot.

Being the same property conveyed to I. Dyke Tatum and Curtis M. Groves by deed dated December 22, 2009 from Betty Lloyd, unmarried of record in Instrument No. 20091223-0116843, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **608 45th Avenue North, 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.

BILL GARRETT, Davidson County
Trans:T20110008085 DEEDWARR
Recvd: 02/08/11 08:48 2 pgs
Fees:13.00 Taxes:407.00
20110208-0010931

Witness our hands this **26th day of January, 2011.**

I. Dyke Tatum

Curtis M. Groves
By: I. Dyke Tatum, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County, and State aforesaid, personally appeared **I. Dyke Tatum,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of January, 2011.

Commission expires: November 5, 2014

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2014

Theresa L. Smith Notary Public

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **I. Dyke Tatum** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Curtis M. Groves** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2011.

Commission expires: November 5, 2014

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 5, 2014

Theresa L. Smith Notary Public