6

BILL GARRETT, Davidson County
Trans:T20120087115 DEEDWARR
Recvd: 11/15/12 08:40 2 pgs
Fees:13.00 Taxes:370.00

20121115-0105111

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2012 2013

(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
Curtis Groves	**Franklin Synergy Bank**	**104010113.00**
(NAME)	(NAME)	
189 Chamberlin	**722 Columbia Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Franklin, TN 37064**	
(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, **Alline L. Berry**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Groves aka Curtis Martin Groves and Faith Groves aka Faith Jeffreys 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:

Being Lot No. 36 and a triangular strip out of the northeast corner of Lot No. 37 of Block 27, on the plan of the subdivision of the Plummer Place as of record in Book 161, Page 39, Register's Office for said County, described according to a survey made June 15, 1951, by George W. Watkins, Surveyor, as follows:

Beginning on the westerly margin of 38th Ave., No., formerly Chamberlain St. at the corner of Lots, Nos. 35 and 36; thence with the line between said two lots westwardly 150 feet to the easterly margin of an alley; thence with said alley southwardly 50 feet to an iron pipe at the corner of Lots Nos. 36 and 37; thence with the line between said two lots along the center of a wall eastwardly 87.4 feet; thence south 86 degrees east 62.6 feet to the westerly margin of 38th Avenue., No.; thence with the said Avenue northwardly 53.2 feet to the beginning.

Being the same property conveyed to James K. Berry and wife, Alline L. Berry by deed dated January 4, 1973 from Earl Morgan Smith and wife, Bessie Marie Smith of record in Book 4674, Page 457, Register's Office for Davidson County, Tennessee. The said James K. Berry has since died on February 28, 2003 survived by his wife, Alline L. Berry.

unimproved ☐

This is improved ☒ property, known as **189 Chamberlin, 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 my hand this **9th day of November, 2012.**

Alline L. Berry

Alline L. Berry
By: Cindy Sisk, Attorney-in-Fact

Cindy Sisk

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Cindy Sisk** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Alline L. Berry** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 9th day of November, 2012.

Commission expires: May 6, 2012 2013

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I. Dyke Tatum — Notary Public