WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030881 DEEDWARR
Recvd: 04/16/13 09:25 2 pgs
Fees:13.00 Taxes:925.00
20130416-0037499

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$250,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. Dyke Tatum, Attorney, 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
Julian Cooley Scruggs, IV	Farmington Financial Group, LLC	**104010113.00**
(NAME)	(NAME)	
189 Chamberlin Street	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(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 Groves aka Curtis Martin Groves and Faith Groves aka Faith Jeffreys Groves, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julian Cooley Scruggs, IV, unmarried** 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 and part of the alley that was closed by Metropolitan County Council, Bill No. 084-173.

Being the same property conveyed to Curtis Groves aka Curtis Martin Groves and Faith Groves aka Faith Jeffreys Groves, husband and wife by deed dated November 9, 2012 from Alline L. Berry of record in Instrument No. 20121115-0105111, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **189 Chamberlin Street, 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 12th day of April, 2013.

Curtis Groves aka Curtis Martin Groves

Faith Groves aka Faith Jeffreys Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Curtis Martin Groves and Faith Jeffreys Groves** 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 12th day of April, 2013.

Commission expires: May 6, 2013

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

I. Dyke Tatum Notary Public