BILL GARRETT, Davidson County
Trans:T20130081292 DEEDQC
Recvd: 09/19/13 12:42 2 pgs
Fees:12.00 Taxes:0.00

20130919-0098807

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Groover	William Groover	096-16-OA-047.00
(NAME)	(NAME)	
4809 Peninsula Pointe Drive	4809 Peninsula Pointe Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Ross Groover** , hereinafter called the Grantor(s), has quitclaimed unto **William Groover and Julie Gibson-Groover, husband and wife**, hereinafter called the Grantee(s), their heirs and/or 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 No. 43 on the plan of First Revision, Phase One, Larchwood, Section Two, of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William Ross Groover by Deed from Charlotte Hyde, dated 06/05/2009 and filed for record on 06/08/2009 in Instrument 200906080052936, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 541, Plat Book 6200, Page 347, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 6299, Page 152 rerecorded in Book 6301, Page 82, as amended of record in Book 6391, Page 449, as amended of record in Book 9827, Page 12, said Register's Office.
By-Laws of record in Book 6299, Page 166, rerecorded in Book 6301, Page 96, said Register's Office.
Said By-Laws were amended of record in Book 6873, Page 939, Book 7271, Page 342, said Register's Office.
Charter of record in Book 6391, Page 434, said Register's Office.
Charter Amendment of record in Book 6391, Page 440, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Book 6767, Page 385, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 129 Lakebrink Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 12th day of September, 2013.

William Ross Groover

State of Tennessee
County of Wilson

Personally appeared before me William Ross Groover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of September, 2013.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122