File No. 20140001

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004529 DEEDWARR
Recvd: 01/21/14 14:21 2 pgs
Fees:13.00 Taxes:259.00
20140121-0005642

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis M. Groves	James R. Parrish	090-08-0-143.00
(NAME)	(NAME)	
734 Croley Drive	P.O. Box 210694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Angela Bishop, Regina Graham a/k/a Regina Casing, Karen Webster and Lisa Collins as Devisees under the Last Will and Testament of Raymond R. Martinie III, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Curtis M. Groves, a married man, 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 No. 67 on the Plan of Moss-Wood Subdivision, of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Raymond R. Martinie, III, unmarried, by Warranty Deed from Clifton Dwight Watson, dated 5/21/04 and recorded 5/25/04 in Instrument No. 20040525-0061259, in the Register's Office of Davidson County, Tennessee. Raymond R. Martinie, III died testate on March 26, 2012 leaving Angela Bishop, Regina Graham a/k/a Regina Casing, Karen Webster and Lisa Collins as sole devisees. See Last Will and Testament filed August 24, 2012 in the Probate Court for Davidson County, Tennessee under Case No. 12P-1327.

Subject to all existing restrictions and/or easements shown on plat of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee.

Regina Graham and Regina Casing being one and the same person.

Karen Webster executed this instrument on behalf of Angela Bishop pursuant to a Power of Attorney of record in Instrument No._____Register's Office, Davidson County, Tennessee.

Karen Webster executed this instrument on behalf of Regina Graham pursuant to a Power of Attorney of record in Instrument No._____Register's Office, Davidson County, Tennessee.

File No. 20140001

unimproved ☐

This is improved ☒ property, known as 734 Croley Drive, 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 16th day of January, 2014.

Angela Bishop by Karen Webster, Attorney in fact — Karen Webster, co-executrix

Angela Bishop by Karen Webster, Attorney in fact — Karen Webster

Regina Graham by Karen Webster, Attorney in fact — Lisa Collins, co-executrix

Regina Graham by Karen Webster, Attorney in fact — Lisa Collins

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Webster and Lisa Collins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2014.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

Commission expires:

Rebecca Campbell
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Webster with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Angela Bishop as her Attorney in Fact as the free act and deed of the within named Angela Bishop.

Witness my hand and official seal this 16th day of January, 2014.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

Commission expires:

Rebecca Campbell
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Webster with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Regina Graham as her Attorney in Fact as the free act and deed of the within named Regina Graham.

Witness my hand and official seal this 16th day of January, 2014.

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-28-2016

Commission expires:

Rebecca Campbell
Notary Public