BILL GARRETT, Davidson County
Trans:T20140025492 DEEDWARR
Recvd: 04/15/14 14:02 2 pgs
Fees:13.00 Taxes:1509.60
20140415-0031495

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1051**

WARRANTY DEED

THIS INDENTURE, made and entered into this **4/10/2014**, by and between **Martha M Baldridge, an unmarried individual** party of the first part, and **J.W. Groome and Marion H. Groome, Husband and Wife** , parties of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the united designated as parcels 9 and 9A as shown on the plan of Regency Park, of record in Book 3700, pages 111 and 112, Register's Office for Davidson County, Tennessee, together with condominium ownership rights and interests in appurtenant common elements, as described in the Master Deed and Bylaws recorded in Book 3815, page 778, as amended in Book 4364, page 381; Book 4767, page 431, Book 5673, page 429 and in Book 6047, page 201, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Baldridge and wife, Martha M. Baldridge by Deed from Carolyn A. Carroll, an unmarried woman of record in Book 10147, page 31 dated 30th of July, 1996 , Register's Office for Davidson County, Tennessee.

Thomas E. Baldridge died leaving said property to Martha M. Baldrige D.O.D. 1998

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **117 02 0C 009.00**
☒ Improved **616 Timber Lane, Nashville, TN 37215**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Martha M. Baldridge by _____
Martha M Baldridge
By: Susan Schroder, Attorney in Fact

Susan Schroder
as Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Martha M Baldridge** by Susan Schroder, Attorney in Fact to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of April, 2014..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA L. GARLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **J.W. Groome and Marion H. Groome**

and Address: **616 Timber Lane, Nashville, TN 37215**

Mail tax bills to: SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$408,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of April, 2014..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY