Davidson County DEEDWARR
Recvd: 07/01/14 15:17 3 pgs
Fees:18.00 Taxes:777.00
20140701-0057872

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2014.

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES:

(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
Kaitlin Wilder	republic state Mortgage	**091-06-0-292.00**
(NAME) **5703 Tennessee Avenue**	(NAME) 2715 Bissonnet #suite102	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Houston, TX 77005	
(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 Martin Groves and wife, Faith Jeffreys Groves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin Wilder,** 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 the easterly part of Lot No. 1608, Block 203, on the Map of the Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee.

Beginning in the southerly margin of Tennessee Avenue at the corner of Lots Nos. 1606 and 1608; thence with the line between said lots, southwardly 150 feet to the northerly margin of an alley; thence with the margin of said alley, westwardly 6.15 feet to the northeasterly margin of Morrow Road; thence with the margin of Morrow Road, northwestwardly 35 feet more or less to the southeasterly corner of the property conveyed to J. R. Nickens and wife, by deed of record in Book 1172, page 238, said Register's Office; thence with Nickens' easterly line, northwardly 120 feet more or less to the southerly margin of Tennessee Avenue; thence with the margin of same eastwardly 389 feet to the beginning.

Being the same property conveyed to Curtis Martin Groves and wife, Faith Jeffreys Groves by deed from Tara E. Davis, Administratrix C.T.A of the Estate of Randall P. Davis, deceased of record in Instrument No. 20140115-0004198 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5703 Tennessee Avenue, 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 **27th day of June, 2014.**

Curtis Martin Groves

Faith Jeffreys Groves
By: Curtis Martin Groves as Attorney-in-Fact

attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Curtis Martin Groves** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2014.

Commission expires: May 8, 2017

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

I. Dyke Tatum — Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Curtis Martin Groves** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of **Faith Jeffreys Groves** as Attorney-in-fact, as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of June, 2014.

Commission expires: May 8, 2017

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

I. Dyke Tatum — Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).