BILL GARRETT, Davidson County
Trans:T20140052183 DEEDWARR
Recvd: 07/21/14 08:57 2 pgs
Fees:13.00 Taxes:971.25

20140721-0064224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TAMARA J. PYSZKA
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 04-30-2017

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Groom, an unmarried man	Quicken Loans Inc., (NAME)	117030H40100CO
2600 Hillsboro Pike, Apt. 401 (ADDRESS)	1050 Woodward Ave., (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Detroit, MI 48226 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christi A. Throneberry, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kevin Groom, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

UNIT 401 AND STORAGE SPACE S44, ON THE PLAN OF THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789, AS AMENDED IN INSTRUMENT NO. 20060210-0016562, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTI T. HIGHTOWER, AN UNMARRIED WOMAN BY SPECIAL WARRANTY DEED FROM NASHVILLE ENCLAVE, LP, A TEXAS LIMITED PARTNERSHIP (F/K/A NASHVILLE ENCLAVE APARTMENTS, LP, A TEXAS LIMITED PARTNERSHIP) OF RECORD BY INSTRUMENT NO. 20060927-0119521, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO CHRISTI A. THRONEBERRY, AN UNMARRIED WOMAN BY QUITCLAIM DEED FROM CHRISTI A. THRONEBERRY F/K/A CHRISTI T. HIGHTOWER, AN UNMARRIED WOMAN, OF RECORD BY INSTRUMENT NO. 20130425-0041203, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike #401, Nashville, TN 37212
(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/our hand(s) this 18th day of July, 2014.

WARRANTY DEED
(Continued)

Christi A. Throneberry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christi A. Throneberry, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2014.

Notary Public

My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072