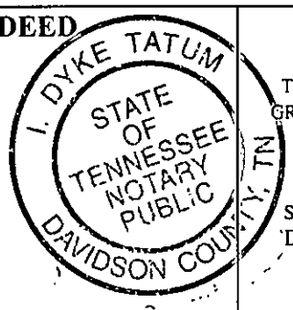
6

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140083308 DEEDWARR
Recvd: 11/04/14 14:54 2 pgs
Fees:13.00 Taxes:1146.63
20141104-0101921

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER 2014.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(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
Richard Poole and Rachel Sargent	Metropolitan Bank and/or Mortgage Electronic Registration Systems, Inc. ,	091120-N-00400CO
(NAME)	(NAME)	
707 44th Avenue North	3500 Lakeland Drive, Suite 501	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Flowood, MS 39232	
(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 M. Groves and wife, Faith J. Groves**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Poole, an unmarried man and Rachel Sargent, an unmarried woman, tenants in common with the right of survivorship** 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 Unit 4 on the Plan of THE GROVE at 44th Avenue, as recorded as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20140506-0038578, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being part of the same property conveyed to Curtis M. Groves and wife, Faith J. Groves by deed dated July 23, 2010 from Joe Daniel Green of record in Instrument No. 20100726-0058405, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **707 44th Avenue North, 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 31st day of October, 2014.

Curtis M. Groves

Faith J. Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Curtis M. Groves and wife, Faith J. Groves** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2014.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public