BILL GARRETT, Davidson County
Trans:T20140097165 DEEDWARR
Recvd: 12/30/14 10:07 4 pgs
Fees:23.00 Taxes:869.50

20141230-0118781

THIS DOCUMENT PREPARED BY

JEFFREY MOBLEY, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $235,000.00.

Catherine C. Groves
Affiant

Subscribed and sworn to before me, this 23rd day of December, 2014.

Julia C. Hunt
Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Address of new owners:	Send Tax Bills to:	Map-Parcel Number
Catherine C. Groves and husband, Philip A. Groves 1100 Belvidere Drive Nashville, TN 37204	SAME	Map 131-04 Parcel 87

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MariLynn M. Canterbury, hereinafter called the Grantor, has bargained and sold, and by these

presents does transfer and convey unto Catherine C. Groves and husband, Philip A. Groves, as tenants by the entireties, their heirs, successors and assigns, an undivided one-half tenant-in-common interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which will be assumed by the buyers.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' heirs, successors and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' heirs, successors and assigns, against the lawful claims of all persons whomsoever.

The Grantor's spouse joins in this conveyance to convey any homestead rights.

After this conveyance, the subject property will be owned by MariLynn M. Canterbury as to a one-half undivided interest and by Catherine C. Groves and husband, Philip A. Groves, as to a one-half undivided interest.

WITNESS our hands this 23rd day of December, 2014.

MariLynn M. Canterbury

Michael Dunn Canterbury

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MariLynn M. Canterbury and Michael Dunn Canterbury, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 2014.

My Commission Expires: _____.

JULIA C. HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 12, 13 and easterly 25 feet of Lot No. 14, and the western 25 feet of Clarrice Avenue which is now closed by city ordinance, of Block 12 on the map of College Park Subdivision, of record in Book 843, page 29, Register's Office of said County. Said Lot Nos. 12, 13 and the easterly 25 feet of Lot No. 14, and the western 25 feet of Clarrice Avenue which is now closed by city ordinance front together 150 feet on the north side of Belvedere Drive and extend back 164 feet on the west line and 161 feet 7 inches on the east line along the westerly margin of Clarrice Avenue to a deadline in the rear and measuring 150 feet thereon.

Being the same property conveyed to MariLynn M. Canterbury by deed from Mark M. McInteer, of record as Instrument No. 20130719-0075191, Register's Office for Davidson County, Tennessee.

This is improved property known as 1100 Belvidere Drive, Nashville, Tennessee.