WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013273 DEEDWARR
Recvd: 02/24/15 08:54 2 pgs
Fees:13.00 Taxes:1183.63
20150224-0015655

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of Feb 2015

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Emily A. House and Michael E. Gabrys, Wife and Husband	New Owner	P/O 091 12 0 059.00
(NAME)	(NAME)	
713 44th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Nineteen Thousand Nine Hundred And No/100 Dollars ($319,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Curtis M. Groves and Faith J. Groves, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily A. House and Michael E. Gabrys, Wife and Husband**, 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:

Unit 1 of the The Grove at 44th Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for The Grove at 44th Avenue, a horizontal property regime with private elements and no general common elements of record as Instrument Number 20140506-0038578, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a part of the same property conveyed to Curtis M. Groves and Faith J. Groves, Husband and Wife by Warranty Deed from Joe Daniel Green dated July 23, 2010 and recorded July 26, 2010 as Instrument No. 20100726-0058405, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-150311

unimproved ☐

This is improved ☒ property, known as 713 44th Avenue North, Nashville, TN 37209

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, has 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 17th day of February, 2015.

Curtis M. Groves

Faith J. Groves

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Curtis M. Groves and Faith J. Groves, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of February, 2015.

Notary Public

My Commission Expires: 9/10/18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-150311