BILL GARRETT, Davidson County
Trans:T20150036256 DEEDWARR
Recvd: 05/11/15 13:41 2 pgs
Fees:13.00 Taxes:1198.43
20150511-0042988

WARRANTY DEED

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of MAY

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).
Lindsay M. Pagano	Suntrust Mort. Inc.	091120N00300CO
(NAME)	(NAME)	
709 44th Avenue North	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Three Thousand Nine Hundred And No/100 Dollars ($323,900.00), 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 Groves and Faith Groves, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lindsay M. Pagano, an unmarried woman**, 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 3 of The Grove at 44th Avenue Amended 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 No. 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 portion 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.

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unimproved ☐

This is improved ☒ property, known as 709 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 6th day of May, 2015.

Curtis Groves

Faith Groves

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Curtis Groves and Faith Grovesthe 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 6th of May, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

COUNTY OF DAVIDSON SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC

File Number: GRN-151909