Davidson County DEEDWARR
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Fees:18.00 Taxes:252.99
20150518-0045662

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 $68,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12 day of May, 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).
Curtis Groves and Faith Groves, husband and wife	Curtis Groves and Faith Groves	090 08 0 137.00
(NAME) 159 N. Brwick Ln ~~748 Croley Drive~~	(NAME) 159 N. Brwick Ln.	
(ADDRESS) Franklin, TN 37069 ~~Nashville 37209~~	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Sixty-Eight Thousand Three Hundred Seventy-Five And No/100 Dollars ($68,375.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, Johnnie Thomas Finch, Timothy Clark Finch, and Tammie Virginia Sutherland, all the heirs-at-law **of Mary Katherine Finch**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Curtis Groves and Faith Groves, husband and wife**, 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 Lot No. 33 on the Plan of the Subdivision of Lot No. 28 and part of Lot No. 30 of the B. F. Cockrill Farm, as of record in Book 332, Page 2, Register's Office for said County.

Said Lot No. 33 fronts 52-1/2 feet on the easterly side of Gorman Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Johnnie Finch and wife, Mary K. Finch by Installment Deed from Joe D. Fuller and wife, Lillie Fuller dated April 19, 1965 and recorded April 20, 1965 in Book 3881, Page 675, in said Register's Office for Davidson County, Tennessee.

Mary K. Finch having since died on January 9, 2015.All the heirs-at-law of Mary K. Finch being Johnnie Thomas Finch, Timothy Clark Finch and Tammie Virginia Sutherland as set out in the Affidavid of Heirship recorded contmeporaneously here with. Johnnie Finch having predeceased Mary K. Finch on March 4, 2007.

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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.

unimproved ☐

This is improved ☒ property, known as 748 Croley Drive, 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 13 day of May 2015.

Johnnie Thomas Finch

Timothy Clark Finch

Tammie Virginia Sutherland

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STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Johnnie Thomas Finch, Timothy Clark Finch, and Tammie Virginia Sutherland, the 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 13th of May, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

File Number: GRN-150665