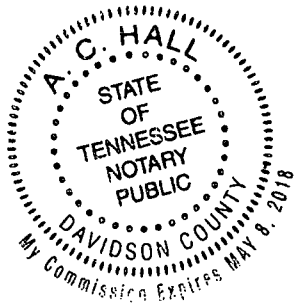
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20150082701 DEEDWARR
Recvd: 09/29/15 10:21 2 pgs
Fees: 13.00 Taxes: 554.63
20150929-0098686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(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).
Tori Howk and Michael Howk	PINNACLE BANK	090 08 0 137.00
(NAME)	(NAME) 150 3rd Ave S.	
748 Croley Dr.	SUITE 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($149,900.00), 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 **Tori Howk and Michael Howk, 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:

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.

Further being the same property conveyed to Curtis Groves and Faith Groves, husband and wife by Warranty Deed from Johnnie Thomas Finch, Timothy Clark Finch, and Tammie Virginia Sutherland, all the heirs-at-law of Mary Katherine Finch dated May 13, 2015 and recorded May 18, 2015 as Instrument No. 20150518-0045662, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-154286

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 Dr., 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 .

Curtis Groves

Faith 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 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 24th of September, 2015.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

File Number: GRN-154286