6

Prepared from information provided without the benefit of a Title Search

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

Subscribed and sworn to before me
This 23rd day of **March, 2016.**

Notary Public

My Commission Expires: 5/8/17

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160024863 DEEDQC
Recvd: 03/28/16 15:32 1 pgs
Fees:12.00 Taxes:0.00
20160328-0029054

QUITCLAIM DEED

Address New Owner:
Curtis Martin Groves,
Faith Jeffreys Groves and
Brian Chester
159 North Berwick Lane
Franklin, TN 37069

Send Tax Bills To:
SAME

Map-Parcel Numbers:
P/O 09108021300

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Curtis Martin Groves and wife, Faith Jeffreys Groves,** by these presents do hereby transfer and quitclaim and convey **a ½ undivided interest to Curtis Martin Groves and Faith Jeffreys Groves and a ½ undivided interest to Brian Chester**, their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee being Unit 2 as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 4601 Michigan Avenue Homes of record in Instrument No. 20160309-0022542, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Curtis Martin Groves and Faith Jeffreys Groves, husband and wife by deed dated April 17, 2015 from Edwin A. Groves and Linda Groves, husband and wife of record in Instrument No. 20150512-0043411, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Edwin A. Groves and Linda Groves, husband and wife by deed dated September 14, 2007 and recorded in Instrument No. 20070918-0111517, Register's Office for Davidson County, Tennessee.

This is improved property, **909 46th Avenue North, Nashville, TN 37209**

WITNESS my hand this 23rd day of **March, 2016.**

Curtis Martin Groves

Faith Jeffreys Groves

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of **March, 2016**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Curtis Martin Groves and Faith Jeffreys Groves** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 5/8/17