6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029865 DEEDWARR
Recvd: 04/13/16 09:30 2 pgs
Fees: 13.00 Taxes: 1480.00
20160413-0035232

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Curtis Groves, Faith Groves and Brian Chester	**SAME**	141000188.00 and141000187.00
(NAME)	(NAME)	
159 North Berwick Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Benjamin E. Johnson, Tatum H. Johnson, and wife, Courtney Johnson Kihlberg, and husband, and Peter Kihlberg,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis Groves, Faith Groves, husband and wife, and Brian Chester,** 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:

Map & Parcel 141000187.00

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County. TN and being more particularly described as follows:

Beginning at an old fence corner post at a southeast corner of the larger tract of which this is a part and at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence with the north line of Liff and generally along a fence the following calls:
South 81 degrees 29 minutes 00 second West 462.80 feet,
South 79 degrees 25 minutes 56 seconds West 256.09 feet,
South 77 degrees 02 minutes 56 seconds West 185.38 feet to an old fence corner post; thence on new lines through Branstetter the following calls:
South 77 degrees 02 minutes 56 seconds West 85.21 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 491.27 feet to a new iron rod,
North 82 degrees 12 minutes 59 seconds East 898.90 feet to a new iron rod in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision South 18 degrees 24 minutes 59 seconds East 456.34 feet to the point of beginning and containing 10.00 acres.

Being the same property conveyed Courtney Johnson Kihlberg and husband, Petter Kihlberg by deed dated December 29, 2005 from Cecil D. Branstetter, Sr. of record in Instrument No. 20051230-0157083 and by deed dated May 26, 2006 of record in Instrument No. 20060614-0071050 and by deed dated December 21, 2007 of record in Instrument No. 20071228-0148535 and by deed of record in Instrument no. 20071128-0148539 all in the Register's Office for Davidson County, Tennessee.

Petter Kihlberg is now known as Peter Kihlberg and is one and the same.

Map & Parcel 141000188.00

Lying In the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a southeast corner of the larger tract of which this is apart; said fence corner post being at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 487.01 feet to a new iron rod; thence continuing on a new line and generally

along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence corner post in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision the following calls:
South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post. South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Being the same property conveyed to Benjamin E. Johnson and wife, Tatum H. Johnson by deed dated December 29, 2005 from Cecil D. Branstetter, Sr. of record in Instrument No. 20051230-0157082, and by Deed dated May 26, 2006 of record in Instrument No. 20060614-0071049 and by deed dated December 21, 2007 of record in Instrument No. 20071228-0148536 and by deed dated December 28, 2007 of record in Instrument No. 20071228-0148538, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7945 River Fork Drive, Nashville, TN 37221
0 Poplar Creek Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 31st day of March, 2016.

Benjamin E. Johnson

Tatum H. Johnson

Courtney Johnson Kihlberg

Peter Kihlberg

State of Tennessee
County of Davidson

Personally appeared before me Benjamin E. Johnson, Tatum H. Johnson, Courtney Johnson Kihlberg, and Peter Kihlberg, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

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

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-CMG