6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160035323 DEEDWARR
Recvd: 04/29/16 08:58 2 pgs
Fees: 13.00 Taxes: 740.00
20160429-0041875

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 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 and Faith Groves	**Curtis Groves** **and** **Faith Groves**	128030A00600CO
(NAME)	(NAME)	
159 North Berwick Lane	**159 North Berwick Lane**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**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, **Louie F. Woods, and wife and Janice L. Woods,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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. 6 on the Plan of Cedar Forest Subdivision, First Revision, of record in Book 6900, Page 383 in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Louie F. Woods, Jr. and wife, Janice L. Woods by deed dated June 8, 2001 from Sneed & Harris Builders, LLC of record in Instrument No. 20010618-0064243, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 421 Cedar Forest Drive, 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 27th day of April, 2016.

Louie F. Woods

Janice L. Woods

State of Tennessee
County of Davidson

Personally appeared before me Louie F. Woods and Janice L. Woods, 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 27th day of April, 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-CandF