Davidson County	DEEDWARR
Recvd: 05/04/16 14:16	3 pgs
Fees:18.00 Taxes:1313.50	
20160504-0044110	

(Notary Stamp) MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $355,000.00. David R. Groves Affiant Subscribed and sworn to before me, this 2nd day of May, 2016. Michelle W Locke Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Cheryl D. Giles	New Owner	**171-03-0A-091.00-CO**
4732 Potomac Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David R. Groves and wife, Elizabeth M. Groves

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Cheryl D. Giles, a single woman

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 509, and amended in Book 7900, Page 749, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Groves and wife, Elizabeth M. Groves, by Warranty deed from Radnor Homes, Inc. of record in Book 9766, page 885, Register's Office for Davidson County, Tennessee, dated August 17, 1995 and recorded on August 18, 1995.

This is improved property known as **4732 Potomac Lane, Brentwood, TN 37027.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Subject to all matters shown on the P.U.D. Boundary Plan of record in Plat Book 7900, Page 509, RODC, TN.
3. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 749, RODC, TN.
4. Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65; Book 9500, page 393; Book 9860, page 840 and Book 10694, page 541, RODC, TN.
5. Charter of Fredericksburg Homeowner's Association, Inc. of record in Book 8920, Page 40, RODC, TN.
6. By-Laws of Fredericksburg Homeowners Association, Inc., record in Book 8920, Page 45, as amended in Book 10694, page 539, RODC, TN.
7. Easement for Sanitary Sewers and/or Storm Drains of record in Book 7993, Page 269; Easement to State of Tennessee of record in Book 7851, Page 712; Easements of record in Book 9698, Page 81; Book 9698, page 124; Book 9607, page 431; and Book 10623, page 831; Amenities Area of Fredericksburg Homeowner's Association of record in Book 9443, Page 538 and Plat Book 7900, page 807; Conveyance or water main to Metro of record in Book 9698, page 81; Conveyance of sanitary sewer to Metro of record in Book 9698, page 124, RODC, TN.
8. Subject to rights of others in and to the common areas and/or elements.
9. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of May, 2016.

David R. Groves

Elizabeth M. Groves

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David R. Groves and Elizabeth M. Groves, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of May, 2016.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 10/2/17

SolomonParks File No. 5016124

True Copy Certification

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

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-2019

Notary's Seal (if on paper)

