WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052169 DEEDWARR
Recvd: 06/20/16 12:13 2 pgs
Fees: 13.00 Taxes: 1165.50
20160620-0062449

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred Groves Jr Mary Kay Groves	NFM, Inc. dba NFM Lending	033-14-0-031.00
(NAME)	(NAME)	
7835 Meadow Vista Drive	505 Progress Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Reno, NV 89511	Linthicum, MD 21090	
(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, **Nicholas J Dalton and Krystal Dalton, husband and wife,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Fred Groves Jr and Mary Kay 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. 77 on the Plan of Pleasant Hill Addition, as shown by plat of record in Plat Book 3300, Page 7, Register's Office for said County, to which reference is made for a more complete description.**

Said Lot No. 77 fronts 130 feet on the west side of Northwind Drive, and extends back 204.2 feet on the north line and 324.8 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 97 feet. Description is the same as in the previous deed of record.

Being the same property conveyed to Nicholas J Dalton by deed of record in Instrument 20111202-0093962, Register's Office for Davidson County, Tennessee.

Krystal Dalton executes this document, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 202 Northwind Drive, Goodlettsville, TN 37072
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 16th day of June, 2016.

Nicholas J Dalton

Krystal Dalton

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Nicholas J Dalton and Krystal Dalton, the bargainor(s), 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.

WITNESS my hand and seal this 16th day of June, 2016.

Notary Public Sondra Reece
My Commission Expires: 3/5/2020

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 20536