16-0138

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160064437 DEEDWARR
Recvd: 07/27/16 09:05 2 pgs
Fees:13.00 Taxes:823.18
20160727-0077090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $222,480.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2016.

Notary Public

My commission expires: 2/6/18

KIRK A. CANNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James G. Grooms Patsy R. Grooms	First Bank	
1231 General George Patton Rd	318 Seaboard Lane Ste 205	142-09-0-E03-10-0CO
Nashville, TN 37221-2437	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM ALAN ALDER, HEIR OF LAW OF THE ESTATE OF CAROLYN H. ALDER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES G. GROOMS AND PATSY R. GROOMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1231 with the Carport designated No. 1231-C in the Amended Final Plat of River Plantation, Condominium Apartments, Section Seven, Phase One, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for River Plantation (Section Seven) Condominiums, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6226, Page 18, said Registers Office together with the undivided percentage interest in the Common elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of River Plantation Condominium Apartments, of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, 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 Aureen E. Pradhan and Tarani P. Pradhan, tenants by the entirety by deed from J. Theodore Ruof and Margaret S. Ruof of record in Instrument No. 20000424-0040160 Register's Office for Davidson County, Tennessee, dated April 19, 2000 and recorded on April 24, 2000.

Being the same property conveyed to Carolyn H. Alder, a single woman by Warranty deed from Tarani P. Pradhan, unmarried of record in Instrument No. 20140729-0067080 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 29, 2014. Carolyn H. Alder having since died January 31, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1231 General George Patton Rd, Nashville, TN 37221-2437.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2016.

William Alan Alder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Alan Alder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017