THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike Suite 601
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160065274 DEEDQC
Recvd: 07/29/16 09:50 2 pgs
Fees:12.00 Taxes:0.00
20160729-0078262

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer is $ 0.

Affiant

Subscribed and sworn to before me this 22 day of July 2016.

Notary Public

My Commission Expires: 4-24-19

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jeff Grooms 235 Delvin Drive Antioch, Tennessee 37013	SAME	MAP 162-06-0 PARCEL 053.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, William E. Grooms, Jr., hereby quitclaim and convey to Jeff Grooms and Mary May Grooms, husband and wife, his successors and assigns, all right, title and interest that I may have in and to certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

BEING Lot No. 72 on the Plan of Fair Oaks, Section I, as of record in Book 4175, pages 42 and 43, in the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 75 feet on the southerly side of Delvin Drive and extends back 135.33 feet on the easterly line and 135.65 feet on the westerly line to a dead line and measures 75 feet thereon.

BEING the same property conveyed to William E. Grooms, Sr. and wife, Anna Grooms, by Corporate Warranty Deed dated December 16, 1969, from Jones

Lumber Company, Incorporated, of record in Book 4386, page 966, in the Register's Office for Davidson County, Tennessee; the said William E. Grooms, Sr. having since died on January 13, 2007, and the said Anna Grooms (aka Anna Pearl Grooms) having since died intestate on February 11, 2015, and survived by her two sons, William E. Grooms, Jr. and Jeffrey Scott Grooms, as her sole heirs at law as evidenced by Affidavit of Heirship of record as Instrument No. 20160729-0078261 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 235 Delvin Drive, Antioch, Tennessee 37013.

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEROF I have hereunto set my hand this 22 day of July, 2016.

William E. Grooms, Jr.

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Grooms, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22 day of July, 2016.

Notary Public

My Commission Expires: 4.14.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY