6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 M. Groves and Brian Chester	Curtis M. Groves and Brian Chester	091130-097.00
(NAME)	(NAME)	
514 Eastboro Drive	159 N Berwick Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, **Isaac Connor wife and Cleddie Connor,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis M. Groves and Brian Chester, tenants in common,** 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:

Being Lot No. 18 on the Plan of E.T Brown Trustees Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Plat Book 332, Page 126, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Isaac Connor and Cleddie Connor, husband and wife by deed from Jerry E. Herring, Jr., and wife Melissa M. Herring of record in Instrument No. 20111101-0084881, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 514 Eastboro Drive, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20160067725 DEEDWARR
Recvd: 08/05/16 10:58 2 pgs
Fees:13.00 Taxes:573.50
20160805-0081337

Witness my/our hands this 2nd day of August, 2016.

Isaac Connor

Isaac Connor

Cleddie Connor

Cleddie Connor

State of Tennessee
County of Davidson

Personally appeared before me Isaac Connor and Cleddie Connor, 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 2nd day of August, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-C&B

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN