WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160070898 DEEDWARR
Recvd: 08/16/16 09:08 2 pgs
Fees:13.00 Taxes:1054.13
20160816-0085155

G-VRES-16-212-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Megan Elizabeth Hatch	**F&M Bank**	
(NAME)	(NAME)	**116-03-0F-010.00-CO**
1128 Woodbury Falls Court	**P.O. Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Clarksville, TN 37041-0451**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRANCE W. GROVE AND CYNTHIA A. GROVE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN ELIZABETH HATCH, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 212 on the plan of Phase I, Westchase Condominium Apartments, of record in Plat Book 5200, Page 578, Register's Office for said county, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, 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 of Phase I, Westchase, of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Terrance W. Grove and Cynthia A. Grove, husband and wife by Warranty deed from Ulysses G. Browning and wife, Elizabeth Browning of record in Instrument No. 20130612-0059681 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 578, and Plat Book 6250, Page 43, Register's Office of Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Westchase Condominium of record in Book 6097, Page 266, as amended in Book 6112, Page 677, Book 6341, Page 380, and Book 6866, Page 362, Register's Office for Davidson County, Tennessee.
- By-Laws of Westchase Condominium of record in Book 6097, Page 319, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easements of record in Book 3943, Page 948, Book 3958, Page 146, Book 3966, Page 144, Register's Office for Davidson County, Tennessee.
- Drainage easement, no specified width, for flow of Sugartree Creek of record in Plat Book 5200, Page 578, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Westchase Drive , Nashville, Tennessee 37205-4719**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 12th DAY OF AUGUST, 2016.

Terrance W. Grove by John Gleaves, attorney in fact
Terrance W. Grove by John Gleaves,
Attorney in Fact

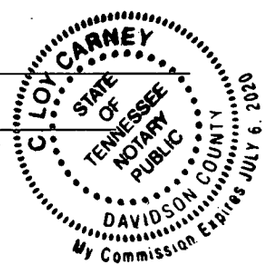
Cynthia A. Grove by John Gleaves, attorney in fact
Cynthia A. Grove by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TERRANCE W. GROVE AND CYNTHIA A. GROVE, and who acknowledged he/she/they executed the same as the free act and deed of the said TERRANCE W. GROVE AND CYNTHIA A. GROVE.

Witness my hand and official seal, this the 12th of August, 2016.

C. Loy Carney
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212