THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

803545

Davidson County DEEDWARR
Recvd: 08/26/16 11:38 4 pgs
Fees:22.00 Taxes:0.00
20160826-0089568

Warranty Deed

File No: 803545

THIS INDENTURE, made and entered into this 19 day of August, 2016, by and between R. W. Groom III and Pamela Jones Rummel, as joint tenants with rights of survivorship, party of the first part, R. W. Groom III and Pamela J Groom, husband and wife as joint tenants with rights of survivorship and party of the second part,

BEING the same premises which Ruth F Scheil Spining and spouse, Arthur Milton Spining Jr in deed dated 10/08/1991 and recorded 10/10/1991 in the DAVIDSON County Recorder's Office in Deed Book Volume 8461, page 787, granted and conveyed to R. W. Groom III and Pamela Jones Rummel, as joint tenants with rights of survivorship, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

R W Groom III
R W GROOM III

Pamela J. Groom
PAMELA J GROOM

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

R W Groom III & Pamela J. Groom

— to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 19 day of August, 2016.

Ella K Butler
Notary Public

My commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. TAX EXEMPT - TRANSFER BETWEEN HUSBAND AND WIFE

R W Groom III Pamela J Groom
Affiant

Subscribed and sworn to before me this 19 day of August, 2016.

Ella K Butler

PROPERTY ADDRESS: 850 Robertson Academy Road Nashville TN 37220

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Exhibit A
Legal Description

A certain tract or parcel of land in Davidson County,Tennessee, described as follows: To Wit:

Land in Davidson County. Tennessee, being Tract No. 1 on the plan of Paul Schiel Subdivision No. 2, of record in Book 2330, page 68, Register's Office for said County.

Said Tract No. 1 fronts 276.21 feet on the northerly margin of Robertson Academy Road and extends back 370 feet on the easterly line and 342.2 feet on the westerly line to a dead line in the rear, measuring 175.5 feet thereon.

Being the same property as conveyed from Ruth F Scheil Spining and spouse, Arthur Milton Spining Jr to R. W. Groom III and Pamela Jones Rummel, as joint tenants with rights of survivorship as set forth in Deed Book 8461 Page 787 dated 10/08/1991, recorded 10/10/1991, DAVIDSON County, TENNESSEE.

132 14 0 069.00

True Copy Certification

I, Rozanne Clough, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020