WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
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Chapman & Rosenthal Title, Inc.
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Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Groveman	New Owner	061-12-0
(NAME)	(NAME)	(MAP)
1137 Greenland Avenue		190.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37216-2219		
(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, I/we, Teresa Tomasek and husband, Dean Tomasek, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel Groveman and Lisa Groveman, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the East part of Lot No. 21; the West part of Lot No. 23 on the Plan of Subdivision of a part of the Greenland Tract of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the center line of Greenland Avenue 33.1 feet West of the common corner of Lots No. 21 and 23, being the Southeast corner of the property conveyed to John B. Bates and wife, of record in Book 2700, Page 551, said Register's Office; thence along Bates' East line, Northerly 405.2 feet to a point which is 33.7 feet West of the corner of Lots No. 21 and 23; thence Easterly 80.5 feet to a point; thence Southerly 411.7 feet to the center line of Greenland Avenue; thence with said center line, Westerly 80 feet to the beginning.

Being the same property conveyed to Teresa Tomasek and husband, Dean Tomasek by Warranty deed from Glenn Springer, married of record in Instrument No. 20070926-0114930 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1137 Greenland Avenue, Nashville, Tennessee 37216-2219

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:T20160087878 DEEDWARR
Recvd: 10/05/16 15:39 2 pgs
Fees:13.00 Taxes:1498.50
20161005-0105499

Witness my/our hand(s) this 29th day of September, 2016.

Teresa Tomasek

Dean Tomasek

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Teresa Tomasek and Dean Tomasek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of September, 2016.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019