6

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

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
Jay Higgenbotham and Dawn Higgenbotham	Jay Higgenbotham and Dawn Higgenbotham	P/O 09108021300
(NAME)	(NAME)	
4601 Michigan Avenue	4601 Michigan Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Curtis Martin Groves, and wife and Faith Jeffreys Groves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jay Higgenbotham and Dawn Higgenbotham, husband and wife,** 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:

Land in Davidson County, Tennessee being Unit 1 as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 4601 Michigan Avenue Homes of record in Instrument No. 20160309-0022542, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Curtis Martin Groves and wife, Faith Jeffreys Groves by deed dated April 17, 2015 from Edwin A. Groves and wife, Linda Groves of record in Instrument No. 20150512-0043411, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4601 Michigan Avenue, 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:T20160088129 DEEDWARR
Recvd: 10/06/16 11:45 2 pgs
Fees:13.00 Taxes:1239.50
20161006-0105783

Witness my/our ~~hands this~~ 4th day of October, 2016.

Curtis Martin Groves

Faith Jeffreys Groves

State of Tennessee
County of Davidson

Personally appeared before me Curtis Martin Groves and Faith Jeffreys Groves, 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 4th day of October, 2016.

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public Justin D. Tatum
My Commission Expires: 11/5/2018

File No.: 16-Higgenbotham