WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(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
Curtis M. Groves and Faith J. Groves	Curtis M. Groves and Faith J. Groves	142050A042.00
(NAME)	(NAME)	
159 N Berwick Lane	159 N Berwick Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	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, **James W. Sullivan and wife, Sharon Sullivan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Curtis M. Groves and Faith J. Groves, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit Number G-2 together with carport designated G-2 C, on the Plan of Section Two River Plantation Condominium, Apartments, of record in Plat Book 4460, Page 136 and 137, said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to James W. Sullivan, and wife and Sharon Sullivan by deed dated November 9, 2005 from William M. White and wife, Neysa J. White of record in Instrument No. 20051117-0138725, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 Plantation Court, Nashville, TN 37221
(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:T20160090173 DEEDWARR
Recvd: 10/13/16 08:50 2 pgs
Fees:13.00 Taxes:499.50
20161013-0108114

Witness my/our hands this 11th day of October, 2016.

James W. Sullivan

Sharon Sullivan

State of Tennessee
County of Davidson

Personally appeared before me James W. Sullivan and Sharon Sullivan, 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 11th day of October, 2016.

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

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

File No.: 16-CMG&FJG