WARRANTY DEED

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(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
James Harwell Todd	new owner	091080J00200CO
(NAME)	(NAME)	
909 - 46th Avenue North	206 Rolling Fork Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(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, Faith Jeffreys Groves a 1/2 undivided interest and Brian Chester a 1/2 undivided interest,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Harwell Todd,** 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:

married

Land in Davidson County, Tennessee being Unit 2 as shown on Exhibit "B" on the Declaration of Covenants, Condition 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 the same property conveyed to Curtis Martin Groves, and wife, Faith Jeffreys Groves a 1/2 undivided interest and Brian Chester a 1/2 undivided interest by deed dated March 23, 2016 from Curtis Martin Groves and wife, Faith Jeffreys Groves of record in Instrument No. 20160328-0029054, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Curtis Martin Groves and Faith Jeffreys Groves, husband and wife by deed dated April 17, 2015 from Edwin A. Groves and Linda Groves, husband and wife of record in Instrument No. 20150512-0043411, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Edwin A. Groves and Linda Groves, husband and wife by deed dated September 14, 2007 and recorded in Instrument No. 20070918-0111517, Register's Office for Davidson County, Tennessee.

Curtis Martin Groves is one and the same as Curtis M. Groves and Faith Jeffreys Groves is one and the same as Faith J. Groves

unimproved ☐

This is improved ☑ property, known as 909 - 46th Avenue North, 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.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) ALL MATTERS IN PLAT OF RECORD IN INSTRUMENT NO. 20160309-0022542, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

BILL GARRETT, Davidson County
Trans: T20160092638 DEEDWARR
Recvd: 10/20/16 10:05 2 pgs
Fees: 13.00 Taxes: 1609.50
20161020-0110869

Witness my/our hands this 17th day of October, 2016.

Curtis Martin Groves By: Brian Chester as Attorney-in-Fact Attorney-in-Fact

Faith Jeffreys Groves By: Brian Chester as Attorney-in-Fact Attorney-in-Fact

Brian Chester

State of Tennessee
County of Davidson

On this 17th day of October, 2016, before me, the undersigned, of State and County aforesaid, personally appeared **Brian Chester** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal this 17th day of October, 2016.

Notary Public I. Dyke Tatum

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

My Commission Expires: 5/8/2017

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Brian Chester** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Curtis M. Groves and Faith J. Groves** as Attorney-In-Fact, as his free act and deed. Curtis Martin Groves is one and the same as Curtis M. Groves and Faith Jeffreys Groves is one and the same as Faith J. Groves

Witness my hand and official seal this 17th day of October, 2016.

Notary Public I. Dyke Tatum

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

My Commission Expires: 5/8/2017

File No.: 16-Todd