BILL GARRETT, Davidson County
Trans: T20170008208 DEEDWARR
Recvd: 01/27/17 15:16 2 pgs
Fees: 13.00 Taxes: 782.55
20170127-0009258

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $211,500.00

Affiant

Subscribed and sworn to before me, this the 26th day of January, 2017.

Notary Public
My Commission Expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lee Groitzsch Ruben Garces 1630 Ordway Place Nashville, TN 37206	Same As New Owner	083-04-0-094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Nannie E. Bentley, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Lee Groitzsch, married and Ruben Garces, married**, 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 Lot No. 86 on the plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 86 fronts 75 feet on the northerly side of McKennell Drive and runs back on the westerly line 140 feet, and on the easterly line 144.03 feet, to a dead line on which it measures 95 feet.

Being the same property conveyed to Nannie E. Bentley, unmarried by Warranty Deed from Andrew J. Gammon and wife, Jessie Gammon, dated May 15, 1998, recorded May 21, 1998, of record in Book 10941, page 93, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is ☒ Improved OR ☐ Unimproved property located at: 2001 McKennell Drive, Nashville, TN 37206.

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of January, 2017.

Nannie Bentley

Nannie E. Bentley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nannie E. Bentley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **26th** day of January, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Notary Public
My Commission expires: