RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0031M

STATE OF TENNESSEE
COUNTY OF Davidson

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of March, 2017

Notary Public
Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

BILL GARRETT, Davidson County
Trans:T20170019791 DEEDWARR
Recvd: 03/08/17 09:25 2 pgs
Fees:13.00 Taxes:1202.50
20170308-0022773

Address of New Owner	Send Tax Bills To:	Map & Parcel
PFox, LLC 2373 Quail Meadow Road Ozark, MO 65721	PFox, LLC 2373 Quail Meadow Road Ozark, MO 65721	081-16-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anne Groves, widowed, Kaleda N. Bentley, married and Shirl T. Groves, unmarried, heirs of Charles Edward Groves

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PFox, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, ITS 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 part of Lot No. 114 on the Plan of McGavock's Town, North Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, and further described as follows:

Being the same property conveyed to Charles Edward Groves by deed from Claudia C. Bonnyman, Clerk and Master, of record in Instrument no. 20030106-0002049, Register's Office for Davidson County, Tennessee. Charles Edward Groves has since died intestate. Anne Groves and Kaleda N. Bentley and Shirl T. Groves are the heirs of Charles Edward Groves as evidenced by the Affidavit of Heirship of record in Instrument No. 20170308-0022771, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.
The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: 1010 Monroe Street, Nashville, TN 37208.

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, its heirs and assigns forever; and we so 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, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of March, 2017.

Anne Groves

Kaleda N. Bentley

Shirl T. Groves by Kaleda N. Bentley, as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Anne Groves and Kaleda N. Bentley
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 3rd day of March, 2017.

Notary Public
My Commission Expires: 9.20.20

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Kaleda N. Bentley, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Kaleda N. Bentley to me known to be the person who executed the same as the free act and deed of the said Shirl T. Groves and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Shirl T. Groves and appearing of record in Record Book *, page _____, in the Register's Office for Davidson County, Tennessee.

*20170308-0022772

Witness my hand and official seal at Murfreesboro, Tennessee this 3rd day of March, 2017.

Notary Public
My Commission Expires: 9.20.20

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford