WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031824 DEEDWARR
Recvd: 04/17/17 12:24 2 pgs
Fees:13.00 Taxes:1365.30
20170417-0036897

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Alexander Groves Jacquese Groves	new owner	033130a02400co
(NAME)	(NAME)	
852 Curtis Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Henry Enterprises LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexander Groves and Jacquese 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:

Land in Davidson County, Tennessee, and being all of Lot No. 24, Final Plat, Hidden Springs, Phase Two, according to survey and plat of same appearing of record in Instrument No. 20061101-0135726, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Henry Enterprises, LLC, a Tennessee limited liability company, by deed of record in Instrument No. 20160504-0043838 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 852 Curtis Dr., Nashville, TN 37207
(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.

Witness my/our hands this 11th day of April, 2017.

Henry Enterprises, LLC, a Tennessee limited liability company by Michael L. Henry, Managing Member

State of Tennessee
County of Sumner

Personally appeared before me Michael L. Henry, Managing Member of Henry Enterprises LLC, a Tennessee limited liability company, with whom I am personally acquainted, and who acknowledged that he, as Managing Member of Henry Enterprises, LLC executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 11897

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018