BILL GARRETT, Davidson County
Trans:T20170038313 DEEDWARR
Recvd: 05/05/17 10:24 2 pgs
Fees:13.00 Taxes:96.20
20170505-0044711

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 18561

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY SIX THOUSAND AND 00/100 ($26,000.00) DOLLARS, cash in hand paid by LISA PARHAM, unmarried, receipt of which is hereby acknowledged, We, JOHNNY WAYNE GROVES, married, and CHARLES CORY GROVES, married, have bargained and sold, and by these presents do transfer and convey unto the said LISA PARHAM, unmarried, her heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Ninth Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the northerly right-of-way line of State Highway 100 at the southeast corner of that parcel of land conveyed to Elizabeth King of record in Book 2926, Page 159, in the Register's Office of Dickson County, Tennessee.

Being the same property conveyed to Johnny Wayne Groves and Charles Cory Groves, by Executors Deed from Johnny Wayne Groves and Charles Cory Groves as Co-Executors of the Estate of Charles Wayne Groves, deceased, of record in Instrument #2070202-0011269, dated January 25, 2017, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to right-of-way of Highway 100 and Old Harding Road (also known as Old Nashville and Centerville Road.)

This property is subject to the flow of any creeks, streams or waterways.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said LISA PARHAM, unmarried, her heirs and assigns, forever. And I do covenant with the said LISA PARHAM, unmarried, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said LISA PARHAM, unmarried, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 28th day of April, 2017.

JOHNNY WAYNE GROVES

CHARLES CORY GROVES

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JOHNNY WAYNE GROVES and CHARLES CORY GROVES, as Co-Executors of the Estate of Charles Wayne Groves, deceased, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 02/27/2021 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $26,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 168 00 0 057.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. LISA PARHAM
300 East Lake Drive
Dickson, TN