WARRANTY DEED

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-4-2017

(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
Lea K. Davis and Thomas L. Davis, Jr.	Churchill Mortgage Corporation	091050J001.00
(NAME)	(NAME)	
609 A Waco Drive	761 Old Hickory Blvd., Suite 400	Davidson County DEEDWARR Recvd: 06/20/17 11:13 3 pgs Fees:18.00 Taxes:1294.63 **20170620-0061881**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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, **Curtis M. Groves, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lea K. Davis and Thomas L. Davis Jr., wife and husband,** 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, being Unit A as shown on Exhibit "B" on the plan of 609 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160713-0071572, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Curtis M. Groves, married by deed dated September 29, 2005 from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 609 A Waco Drive, 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.

Witness my/our hands this 19th day of June, 2017.

Curtis M. Groves By: I. Dyke Tatum, Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public, within and for the State and County aforesaid, personally appeared **I. Dyke Tatum** 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** as Attorney-In-Fact, as his free act and deed.

WITNESS my hand and seal this 19th day of June, 2017.

Notary Public Theresa L. Smith
My Commission Expires: November 05, 2018

File No.: 17-Davis

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017