FILE NUMBER
173947-1

BILL GARRETT, Davidson County
Trans:T20170053973 DEEDWARR
Recvd: 06/23/17 11:51 2 pgs
Fees:13.00 Taxes:479.15
20170623-0063414

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $129,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 2017.

Notary Public

My commission expires:

RHONDA S. HARDISON
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY
My Commission Expires 11-17-17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donita Watson and Jimmy Watson	Donita Watson + Jimmy Watson	102-07-0A-001.00-CO
6680 Old Charlotte Pike Apt H9	3000 Viewpointe Way	
Nashville, TN 37209	Columbia, TN 38401	

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, We,

Dustin Morgan Groves, an unmarried man and Rebekah Groves, a married woman

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Donita Watson and husband Jimmy Watson

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain Condominium Apartment being Apartment Unit No. H-9 of West Meade Condominiums in Davidson County, Tennessee, as created under Title 66, Sections 2701 et seq., as amended Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Page 415, and Book 7333, Page 418, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of West Meade Condominium Apartments, of record in Book 5200, Page 430, said Register's Office to which plan reference is made for a more complete description.

Being the same property conveyed to Dustin Morgan Groves and Rebekah Groves, expressly as joint tenants with rights of survivorship, not tenants in common by Warranty deed from Wendolyn Michelle Baker, unmarried, sole residuary beneficiary under the terms of the last will of Louise Dobbins Baker, deceased of record in Instrument No. 20130503-0044665 Register's Office for Davidson County, Tennessee, dated April 30, 2013 and recorded on May 03, 2013.

This property is investment property and is not now nor has it ever been the marital residence of the Grantor and the Grantor's spouse.

This is **improved** property known as **6680 Old Charlotte Pike Apt H9, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 9 day of June, 2017.

Dustin Morgan Groves

Rebekah Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dustin Morgan Groves and Rebekah Groves, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9 day of June, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER