WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170075579 DEEDWARR
Recvd: 08/30/17 09:26 2 pgs
Fees: 13.00 Taxes: 1258.00
20170830-0089012

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES:

(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
Christopher Hunt and Courtney Hunt	NEW OWNER	091050K00100
(NAME)	(NAME)	
611 A Waco Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, We, **Curtis M. Groves, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher Hunt and Courtney Hunt, 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, being Unit A as shown on Exhibit "B" on the plan of 611 Waco Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160713-0071556, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Curtis Groves by deed dated December 21, 2012 from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificate Holders of CWABS Inc. Asset-Backed Certificate Series 2007-10 of record in Instrument No. 20130111-0003737, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 611 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 28th day of August, 2017.

Curtis M. Groves By: Faith J. Groves as Attorney-in-Fact Faith J. Groves

as 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 **Faith J. Groves** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Curtis M. Groves** as **his** Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **28th day of August, 2017.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this **28th day of August, 2017**, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Faith J. Groves** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this **28th day of August, 2017.**

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

File No.: 17-Hunt