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STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170077552 DEEDWARR
Recvd: 09/05/17 13:47 2 pgs
Fees:13.00 Taxes:740.00
20170905-0091129

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2017.

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

Notary Public
MY COMMISSION EXPIRES: 5/3/21
File No. G17-9223D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Curtis Groves and Brian Chester (NAME)	**Brian Chester** (NAME)	91-5-80
613 Waco Drive (STREET ADDRESS)	**P.O. Box 61** (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	**Pegram, TN 37143** (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Debra J. Tarver, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Curtis Groves and Brian Chester**, 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, being Lot No. 21 on the plan of MOSS-WOOD SECTION 2, as shown by plat of record in Plat Book 2900, Page 123, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 21 fronts 53.5 feet on the Westerly side of Waco Drive, and extends back between lines, 165.9 feet on the Northerly line and 172.0 feet on the Southerly line to a line at the rear, on which it measures 51.2 feet.

BEING the same property conveyed to Debra J. Tarver from Lee Tylor Edwards, by Deed dated December 4, 2013, as Instrument No. 20140110-0002749, in the Register's Office for Davidson County, Tennessee.
Debra J. Tarver and Debra McGlamery-Tarver is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 123, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 613 Waco Drive, Nashville, TN 37209.

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. Whenever 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 hand(s) this 31st day of August, 2017.

Debra J. Tarver

August 30, 2017
Date

STATE OF FL.

COUNTY OF Nassau }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Debra J. Tarver, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of August, 2017.

My Commission Expires: 1/26/21

Ranae L. Jackson
Notary Public

Ranae L. Jackson

RANAE L. JACKSON
MY COMMISSION # GG066547
EXPIRES January 26, 2021

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066