Davidson County DEEDWARR
Recvd: 09/08/17 14:55 4 pgs
Fees:23.00 Taxes:749.25
20170908-0092644

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33854-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $202,500.00. Affiant Subscribed and sworn to before me this 7th day of September, 2017. Notary Public My Commission Expires: 7/2/18

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARTHA BROWN STATE

WARRANTY DEED

Address New Owner: Richard Walter Grooms III, Tory Grooms 5209 Alyadar Drive Hermitage, TN 37076	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 098 02 0 031 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alexis Danielle Ross,** unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Walter Grooms III and Tory Grooms**, husband and wife ("Grantees) their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5209 Alyadar Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of September, 2017.

Alexis Danielle Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexis Danielle Ross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of September, 2017.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Roxborough, as of record in Plat Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alexis Danielle Ross, an unmarried woman by deed dated July 10, 2014 from Ruth F. Alm, an unmarried woman of record in Instrument No. 20140715-0062228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 098 02 0 031 00.
2. Restrictive covenants contained in an instrument of record in Book 5302, page 669, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 63, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, MARTHA BROWN, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown | who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY