RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.26.2019

(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
Jordan Sanders	New owner	091050K002.00
(NAME)	(NAME)	
611 B 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 Groves and Faith J. Groves, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jordan Sanders,** 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:

a married woman

Land in Davidson County, being Unit B 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 part of 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. 2013111-0003737, Register's Office for Davidson County, Tennessee.

Curtis M. Groves is also known as Curtis Groves

unimproved ☐

This is improved ☑ property, known as 611 B 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.

Bill Garrett Davidson County
Batch# 1595 **DEEDWARR**
09/18/2017 09:57:22 AM 2 pgs
Fees: $13.00 Taxes: $1,257.63

20170918-0094995

Witness my/our hands this the **15th day of September, 2017.**

Curtis Groves by Faith Groves as Attorney-in-fact

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

Faith J. Groves

Faith J. Groves

State of Tennessee
County of Davidson

On this **15th day** of **September, 2017,** before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Faith J. Groves** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Curtis M. Groves**, as Attorney-In-Fact, as **her** free act and deed.

Witness my hand and official seal this **15th day of September, 2017.**

Sheila L. Mahoney

Notary Public Sheila L. Mahoney

My Commission Expires: 11/5/2019

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commision Expires 11-05-2019

State of Tennessee
County of Davidson

On this **15th day of September, 2017**, before me, a Notary Public, in and for said State and County, aforesaid, 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 **15th day of September, 2017.**

Sheila L. Mahoney

Notary Public Sheila L. Mahoney

My Commission Expires: 11/5/2019

File No.: 17-611BWaco

SHEILA L. MAHONEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commision Expires 11-05-2019