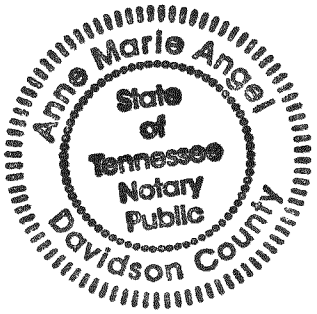
Bill Garrett Davidson County
Batch# 17839 DEEDWARR
10/25/2017 11:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20171025-0109437

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Leonard Chris Martiniak and Sarah M. Martiniak	Wells Fargo Bank, N.A.	09113009700
(NAME)	(NAME)	
514-B Eastboro Dr	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-1838	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ten Thousand And No/100 Dollars ($410,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Curtis M. Groves, a married man, and Brian Chester, an unmarried man, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard Chris Martiniak and Sarah M. Martiniak, 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, Tennessee being Unit B shown on Exhibit "B of the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 514 Eastboro Drive Homes of record in 20160913-0095927, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more accurate and complete legal description.

Being a portion of the same property conveyed to Isaac Connor and Cleddie Connor, husband and wife by Warranty Deed from Jerry E. Herring, Jr., and wife, Melissa M. Herring dated October 31, 2011 and recorded November 01, 2011 as Instrument No. 20111101-0084881, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Curtis M. Groves and Brian Chester, tenants in common by Warranty Deed from Isaac Connor wife and Cleddie Connor dated August 02, 2016 and recorded August 05, 2016 as Instrument No. 20160805-0081337, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-176417FC

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 514-B Eastboro Dr, Nashville, TN 37209-1838

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, has 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 our hands this 23 day of October, 2017

Curtis M Groves by Elizabeth Lee Dawson attorney in fact
Curtis M. Groves, by Elizabeth Lee Dawson as attorney in fact

Brian Chester by Elizabeth Lee Dawson attorney in fact
Brian Chester, by Elizabeth Lee Dawson as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Elizabeth Lee Dawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Curtis M. Groves and Brian Chester as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Curtis M. Groves and Brian Chester by virtue of a Limited Durable Power of Attorney, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2017.

Notary Public

My Commission Expires:

(SEAL)

File Number: GRN-176417FC

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of electronic version of the attached document tendered for registration herewith and that this true and correct copy of the original document executed and authenticated according to law

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, P Y. Ray who acknowledges that this certification of an electronic document is true and correc and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY