STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: 11/20/18
File No. G17-0224D

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Bill Garrett Davidson County
Batch# 31939 DEEDWARR
11/30/2017 04:04:26 PM 2 pgs
Fees: $13.00 Taxes: $547.60

20171130-0122495

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher D. Wright, II and Jennifer Taylor, husband and wife (NAME)	NEW OWNER (NAME)	096-16-0A-047 CO
129 Lakebrink Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(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, **William Groover and Julie Gibson-Groover, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher D. Wright, II and Jennifer Taylor, 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 Lot No. 43 on the plan of FIRST REVISIOIN, PHASE ONE, LARCHWOOD, as shown by plat of record in Plat Book 6200, Page 347, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Ross Groover from Charlotte Hyde by Deed dated June 5, 2009, and as of record in Instrument No. 20090608-0052936, said Register's Office.

FURTHER BEING the same property conveyed to William Groover and Julie Gibson-Groover, husband and wife from William Ross Groover, by Quit Claim Deed dated September 12, 2013, as Instrument No. 201309019-0098807, in the Register's Office for Davidson County, Tennessee.

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

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. 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 5200, page 541 and as revised in Plat Book 6200, page 347, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6299, page

152, rerecorded in Book 6301, page 82, amended in Book 6391, page 449, and Book 9827, page 12, and in any allied instrument(s) referred to in said restrictions.

4. Bylaws of record in Book 6299, page 166, as rerecorded in Book 6301, page 96, amended in Book 6873, page 939, and Book 7271, page 342, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association of record in Book 6391, page 434 amended in Book 6391, page 440, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Book 6767, page 385, Register's Office for Davidson County, Tennessee.

The 2017 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 129 Lakebrink Drive, Nashville, TN 37214.

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 27th day of November, 2017.

William Groover — November 27, 2017 Date

Julie Gibson-Groover — November 27, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named William Groover and Julie Gibson-Groover, husband and wife, 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 27th day of November, 2017.

My Commission Expires: 3/27/18 Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066