Prepared by and Return to:
Regency Title & Escrow, LLC
6070 Poplar Avenue, Ste 700
Memphis, TN 38119
901-753-9499

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 2017.

Notary Public
MY COMMISSION EXPIRES: 2/4/18
File No. G17-0358D

CARLTON W ORANGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: FEBRUARY 4, 2018

Bill Garrett Davidson County
Batch# 43626 DEEDWARR
01/02/2018 04:15:24 PM 2 pgs
Fees: $13.00 Taxes: $536.50
20180102-0000681

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gabrielle McCarthur, unmarried (NAME)	Bank of America, NA (NAME)	108-7-B-133
227 Timberway Drive (STREET ADDRESS)	6400 Legacy Dr. (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, **Julie Groover and William Groover, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gabrielle McCarthur, unmarried,** 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 certain condominium apartment in Davidson County, Tennessee, described as Unit No. 133 on the plan of TIMBER LAKE CONDOMINIUM, a Condominium, a Horizontal Property Regime, located on Timberway Drive, as shown by plat of record in Plat Book 5200, Page 342 and Plat Book 6250, page 219, said Register's Office, and described in Master Deed recorded in Book 6549, page 475, as clarified in Book 6561, page 141, and corrected in Book 7153, page 617, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Julie Groover and William Groover from Margie C. Payne, single, by Deed dated October 25, 2016, as Instrument No. 20161101-0115587, 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. 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 342, and Boundary Plat of record in Book 6250, page 219, Register's Office for Davidson County, Tennessee.
2. Charter of Homeowner's Association of record in Book 6546, page 947, Register's Office for Davidson County, Tennessee.
3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Timber Lake Condominium and recorded in Book 6549, page 475, Book 6561, page 141, and Book 7153, page 617, Register's Office for Davidson County, Tennessee.

4. Cable Television Easement as recorded in Book 6587, page 204, Register's Office for Davidson County, Tennessee.
5. Easement for right of entry as recorded in Book 10262, page 46, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage as recorded in Book 10262, page 46, 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 227 Timberway 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 15th day of December, 2017.

Julie Groover — December 15, 2017 Date

William Groover — December 15, 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 Julie Groover and William Groover, wife and husband, 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 15th day of December, 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