Bill Garrett Davidson County
Batch# 67771 DEEDWARR
03/12/2018 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20180312-0023079

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of March, 2018.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
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).
Ronald T. Daugherty and Amy L. Daugherty	Quicken Loans, Inc.	145 05 0 034.00
(NAME)	(NAME)	
1221 Vintage Place	1050 Woodward Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Seventy-Five Thousand And No/100 Dollars ($775,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Ludine E. Groomes and husband, Kenneth L. Groomes**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald T. Daugherty and Amy L. Daugherty, 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:

Being Lot No. 18 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee, describes as follows:

Beginning at an iron pin in the southerly margin of Vintage Place, the common front corner of Lots Nos. 18 and 19 on the Plan of Vintage Place, of record in Book 4460, page 148, Register's Office for Davidson County, Tennessee; thence along the southerly margin of Vintage Place and with a curve to the right, a distance of 140.27 feet to a concrete monument; thence continuing with said southerly margin South 77°35' East, a distance of 89.0 feet to an iron pin, being the common front corner of Lots Nos. 18 and 17; thence leaving said southerly margin of Vintage Place South 10°25' West, a distance of 300.0 feet to a concrete monument; thence South 26°55' West, a distance of 544.4 feet to a concrete monument in the northerly margin of the Husband property; thence leaving the Husband property line North 11°57' East, a distance of 526.2 feet to a concrete monument; thence North 6°53' West, a distance of 288.0 feet to the point of beginning.

File Number: GRN-181148FC

Being the same property conveyed to Kenneth L. Groomes and wife, Ludine E. Groomes by Warranty Deed from James E. Patterson d/b/a Patterson Construction & Realty Co., dated January 7, 1977 and recorded January 7, 1977 in Book 5105, Page 926, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ludine E. Groomes by Quit Claim Deed from Kenneth L. Groomes dated July 13, 2004 and recorded July 14, 2004 as Instrument No. 20040714-0084110, in said Register's Office for Davidson County, Tennessee.

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 1221 Vintage Place, Nashville, TN 37215

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 9 day of March, 2018.

Ludine E. Groomes by Lee Anne G. Hofstetter
Ludine E. Groomes, by Lee Anne G. Hofstetter, as her attorney in fact her attorney in fact

Ludine E. Groomes by Thomas E. Groomes
Ludine E. Groomes, by Thomas E. Groomes, as her attorney in fact her attorney in fact

Kenneth L. Groomes by Lee Anne G. Hofstetter
Kenneth L. Groomes, by Lee Anne G. Hofstetter, as his attorney in fact his attorney in fact

Kenneth L. Groomes by Thomas E. Groomes
Kenneth L. Groomes, by Thomas E. Groomes, as his attorney in fact his attorney in fact

File Number: GRN-181148FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Lee Anne G. Hofstetter and Thomas E. Groomes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument on behalf of Ludine E. Groomes and Kenneth L. Groomes, as attorneys-in-fact, as recorded in the Durable Powers of Attorney Recorded in Instrument Nos. 20171018-0106896 and 20171018-0106895, Register's Office for Davidson County, Tennessee, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)

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 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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