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WARRANTY DEED

Bill Garrett Davidson County
Batch# 98440 DEEDWARR
05/31/2018 08:23:51 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20180531-0051737

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF **MAY, 2018.**

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(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
Gran Family Revocable Trust	Gran Family Revocable Trust	091064H00200CO
(NAME)	(NAME)	
12807 North 117th Street	12807 North 117th Street	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85259	Scottsdale, AZ 85259	
(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 M. Groves and wife, Faith J. Groves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gran Family Revocable Trust,** 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 as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 5411 Michigan Avenue Homes of record in Instrument No. 20170522-0050668, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Curtis M. Groves and wife, Faith J. Groves by deed dated May 15, 2017 from Eddie Raines, Jr, Judy Bennett, Barbara Parker and Kathy Thompson of record in Instrument No. 20170517-0048848, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 20170522-0050289, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5413 Michigan Avenue, 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.

Witness my/our hands this **29th** day of **May, 2018.**

Curtis M. Groves

Faith J. Groves

State of Tennessee
County of Davidson

On this 29th day of May, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Curtis M. Groves and Faith J. Groves, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of May, 2018.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public: I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Gran