Bill Garrett Davidson County
Batch# 110399 DEEDWARR
06/29/2018 09:20:10 AM 2 pgs
Fees: $13.00 Taxes: $1,583.60
20180629-0062930

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $428,000.00

Affiant

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Subscribed and sworn to before me this 5th day of June, 2018.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Sylvia L. Groth 217 37th Ave. North new owner Nashville, TN 37209		104-01-0G-002.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **John H. Thalheimer and Marla J. Thalheimer, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Sylvia L. Groth, an unmarried woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 2 on the Plan of Townhomes at 37th, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20090812-0076054, as corrected by Scrivener's Corrected Site Plan, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marla Thalheimer and John H. Thalheimer, wife and husband, by deed dated October 2, 2015, from Kelli Jae Shutt of record in Instrument No. 20151008-0102771, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Townhomes at 37th of record in Instrument No. 20090812-0076054, as correct by Scrivener's Corrected Site Plan Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded as instrument #20090812-0076054 in the official records of Davidson County Register of Deeds.

This property is improved property known as 217 37th Avenue North, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5th day of June, 2018.

John H. Thalheimer

Marla J. Thalheimer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of June, 2018, before me personally appeared John H Thalheimer and Marla J Thalheimer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 5th day of June, 2018.

Notary Signature
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY