Karen Y Johnson Davidson County
Batch# 157786 **DEEDQC**
11/09/2018 08:39:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181109-0110892

6

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant _____

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me
This 7th day of **November, 2018.**

_____
Notary Public

My Commission Expires: 9/6/22

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Curtis M. Groves	**Same**	**090-08-0-138.00**
307 Montrose Court		**091-14-0-039.00**
Franklin, TN 37069		**14205OC007.00**
		091-05-0-089.00
		091-13-0-155.00
		091-08-0-266.00

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Faith J. Groves** by these presents do hereby transfer and quitclaim and convey to **Curtis M. Groves**, his successors and assigns, all of her rights, title, and interest in and to the following described tracts of land:

744/746 Croley Drive, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Subdivision of Lot No. 28 and Part of Lot No. 30 of B. F. Cockrill Estate of record in Plat Book 332, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being part of the same property conveyed to Curtis M. Groves, married by deed from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee.

5654 Obrien Avenue, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being part of the same property conveyed to Curtis M. Groves, married by deed from Isaac P. Connor, Jr. and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee.

INCLUDED In the above legal description, but specifically EXCLUDED herefrom, is that portion of the property conveyed to the State of Tennessee by deed dated 9-6-01 from Isaac P. Connor, Jr. and wife, Cleddie Connor of record in Instrument Number 20010911-0098588 described as follows:

Beginning at a point on the southern proposed right-of-way of I-40, said point located on the southeast corner of the property, the common corner with property owned by Virginia Lance Salcone of record in Book 3614, Page 122, Register's Office for Davidson County, Tennessee.

1056 Todd Preis, Nashville, TN 37221

Land in Davidson County, Tennessee, being Unit No. Z-404, together with the Carport designated Z-404-C, on the Plat of River Planation, Section Four, Condominium Apartments, a Horizontal Property Regime, of record in Book 4860, Pages 17, 18 and 19; amended in Book 4860, Pages 107, 108 and 109, said Register's Office to which reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Curtis M. Groves and Faith Groves, husband and wife by deed from Cecil F. Arnold and wife, Joyce G. Arnold of record in Instrument No. 20100915-0073382, Register's Office for Davidson County, Tennessee.

620 Waco Drive, Nashville, TN 37209

Land in Davidson County, Tennessee, being the northerly 46.6 feet rear and the northerly 49.1 feet front of Lot No. 31 on the Plan of Mosswood Subdivision Section Two of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 31 fronts 49.1 feet on the easterly side of Waco Drive and runs back 161.4 feet on the northerly line and 156.8 feet on the southerly line, to a rear line measuring 46.6 feet thereon.

Being the same property conveyed to Curtis M. Groves, married by deed from Isaac P. Conner and wife Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office Davidson County, Tennessee.

531 Croley Drive, Nashville, TN 37209

Land in Davidson County, Tennessee, being Lot No. 14 Block "B" on the Map of Croleywood Subdivision, Section Two of record in Plat Book 1130, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Curtis M. Groves, married by deed from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee.

921 42nd Avenue North, Nashville, TN 37209

Being Lot Number 17 in the Subdivision of Lots 3, 4, 5, and 6, County Lands, a plan of which is registered in Book 161, Page 80, RODCT. Said Lot fronts 50 feet on the West side of First Street and extends back westwardly between parallel lines one hundred fifty (150) feet, more or less, to an alley 15 feet wide. Subject to Restrictions, Easements, and all matters of record on subdivision plat recorded in Book 161, Page 80, for said County. Subject to Metro Code requirement of record in Book 10409, Page 348, Register's Office for said County

Being the same property conveyed to Curtis Groves and Faith Groves by deed from Fannie Mae A/K/A Federal National Mortgage Association, by Wilson & Associates, P.L.L.C., its duly authorized Attorney-in-Fact of record in Instrument No. 20121130-0110230, Register's Office for Davidson County, Tennessee.

This is improved properties, **744/746 Croley Drive, Nashville, TN 37209**
5654 Obrien Avenue, Nashville, TN 37209
1056 Todd Preis, Nashville, TN 37221
620 Waco Drive, Nashville, TN 37209
531 Croley Drive, Nashville, TN 37209
921 42nd Avenue North, Nashville, TN 37209

WITNESS my hand this 7th day of **November, 2018.**

Faith J. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of **November, 2018**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Faith J. Groves** the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained as **her** free will and deed.

Notary Public

My Commission Expires: 9/6/22

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.