Karen Y Johnson Davidson County
Batch# 169673 DEEDWARR
12/03/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $436.60
20181203-0117771

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $615000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2018.

Notary Public

My commission expires: May 22, 2019

(Notary Stamp)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 308152

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| John R. McCarthy | New Owner | 102-07-0A-052.00-CO |
| 6680 Charlotte Pike, J4 | | |
| Nashville, TN 37209 | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Dustin M. Groves, unmarried**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**John R. McCarthy, a single man**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. J-4, West Meade Condominiums n/k/a Avenue Nashville West, Inc., a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed for West Meade Condominium n/k/a Avenue Nashville West, Inc., of record in Book 5923 page 704, amended in Book 6277 page 653, Book 7333 page 415 and Book 7333 page 418; and Appointment of Trustee in Instrument No. 20120307-0020068; in Instrument No. 20120724-0065040 (changing the name); and Scrivener's Affidavit in Instrument No. 20120817-0074026, Registers office for Davidson County, Tennessee, with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium n/k/a Avenue Nashville West, Inc., for placement of Units, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

SP 11/2015

Being the same property conveyed to Dustin M. Groves, unmarried and Rebekah L. Groves, married by Warranty deed from Ernest Avakov, unmarried and Ekaterina V. Usok, unmarried of record in Instrument No. 20140519-0042928 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dustin M. Groves by Quitclaim deed from Rebekah L. Groves of record in Instrument No. 20180711-0066806 Register's Office for Davidson County, Tennessee.

This is improved property known as **6680 Charlotte Pike, J4, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of December, 2018.

Dustin M. Groves

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Dustin M. Groves, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 3rd day of December, 2018.

Notary Public

My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 18-001439-525

SP 11/2015

## CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

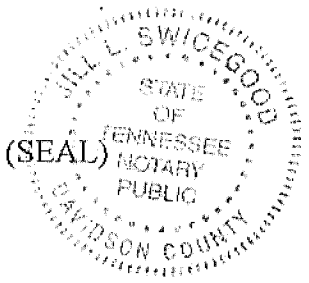
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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