WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JANUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9775

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Glenn Worf and Susan Worf	Glenn Worf and Susan Worf	
1056 Todd Preis Drive	5180 Pine Hill Rd.	142 05 0C 007.00
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CURTIS GROVES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GLENN WORF AND WIFE, SUSAN WORF

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 No. Z-404, together with the Carport designated Z-404-C, on the Plat of River Plantation, 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 part of the same property conveyed by Quitclaim Deed from Faith J. Groves to Curtis M. Groves as recorded on the 9th day of November, 2018 in Instrument No. 20181109-0110892; Warranty Deed from Cecil F. Arnold, and wife Joyce G. Arnold to Curtis M. Groves, and Faith Groves, husband and wife as recorded on the 15th day of September, 2010 in Instrument No. 20100915-0073382 and Warranty Deed from A. Leo Mitchell and Laneda E. Mitchell to Cecil F. Arnold, Jr. and wife, Joyce G. Arnold as recorded on the 26th day of February, 1996 in Deed Book 9957, Page 173, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER PLANTATION, SECTION FOUR, CONDOMINIUM APARTMENTS, as recorded in Plat Book 4860, Page(s) 17, 18 and 19, amended in Plat Book 4860, Pages 107, 108 and 109.

4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER PLANTATION Condominium of record in Book 4892, Page 440, as amended by instrument(s) of record in Book 4892, Page 456, Book 4956, Page 756 and Instrument No. 20050128-0010626; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Karen Y Johnson Davidson County
Batch# 180576 DEEDWARR
01/04/2019 10:53:13 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20190104-0001076

This is improved property known as 1056 Todd Preis Drive, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 2nd day of January, 2019.

Curtis Groves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CURTIS GROVES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of January, 2019.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020