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WARRANTY DEED

Karen Johnson Davidson County
Batch# 198365 DEEDWARR
02/25/2019 08:53:48 AM 2 pgs
Fees: $13.00 Taxes: $613.09

20190225-0016522

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF FEBRUARY, 2019.

Lavancha E. Roberge
Notary Public

MY COMMISSION EXPIRES: 6/28/2020

(AFFIX SEAL)

LAVANCHA E ROBERGE
MY COMMISSION # GG006745
EXPIRES June 28, 2020
(407) 398-0153 FloridaNotaryService.com

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
Susan Schaefer	**SAME**	142-05-0A-042.00
(NAME)	(NAME)	
217 Plantation Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 Faith J. Groves, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susan Schaefer,** 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. G-2 and Carport G-2-C on the Plan of Section 2, River Plantation Condominium Apartments, of record in Book 4460, Page 136 and 137, Register's Office for said County, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime as established by Master Deed of record in Book 4661, Page 334; Book 4661, Page 353; Book 4691, Page 906; Book 6354, Page 676; Book 6436, Page 389, restated in Instrument No. 20120828-0077595 and Instrument No. 20120828-0077603, and Instrument No. 20180522-0048990 and Instrument No. 20180522-0048991, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis M. Groves and Faith J. Groves, husband and wife by deed dated October 11, 2016 from James W. Sullivan and wife, Sharon Sullivan of record in Instrument No. 20161013-0108114, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 217 Plantation Court, Nashville, TN 37221
(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 19th day of **February, 2019.**

Curtis M. Groves

Faith J. Groves

STATE OF **FLORIDA**
COUNTY OF Charlotte

On this 19th day of **February, 2019,** before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Curtis 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 as **his** free will and deed.

Witness my hand and official seal this 19th day of February, 2019.

LAVANCHA E ROBERGE
MY COMMISSION # GG006745
EXPIRES June 28, 2020
(407) 398-0153 FloridaNotaryService.com

Lavancha E Roberge
Notary Public

My Commission Expires: 6/28/2020

State of Tennessee
County of Davidson

On this 21st day of February, 2019, 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 act and deed.

Witness my hand and official seal this 21st day of February, 2019.

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

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 19-Schaefer