File No. 19-02-15681

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL NOS |
|---|---|---|
| Curtis Groves and James Ritchie Parris<br>7025 Penbrook Drive<br>Franklin, TN 37069 | New Owners | Map and Parcel<br>09008013900 |
| This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205 | | |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Dorthie Ryan Hughes, a widow (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Curtis Groves and James Ritchie Parris (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 63 on the Map of Moss Wood Subdivision, as of record in Book 2663, page 102, Register of Deeds Office for said County.

Said Lot No. 63 fronts 50 feet on the easterly side of Croley Drive and runs back between parallel lines 140 fee to a dead line.

Being the same property conveyed to Kenneth E. Hughes and wife, Dorthie Ryan Hughes by Quitclaim Deed from Kenneth E. Hughes of record in Book 6277, page 403, Register's Office for Davidson County, Tennessee. Kenneth E. Hughes has since died on October 28, 2016 leaving subject property to Dorthie Ryan Hughes as the sole surviving tenant by the entirety.

This is improved property commonly known 742 Croley Drive, Nashville, Tennessee 37209.

This conveyance is subject to the following:
1. Taxes for the year 2019 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 199491 DEEDWARR
02/27/2019 08:28:42 AM 2 pgs
Fees: $13.00 Taxes: $617.90
20190227-0017562

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $167,000.00
(
(
(Subscribed and sworn to before me
(this 26th day of February, 2019.
(
(My Commission Expires: 11-08-2022

Affiant

Notary Public

SHELBY HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

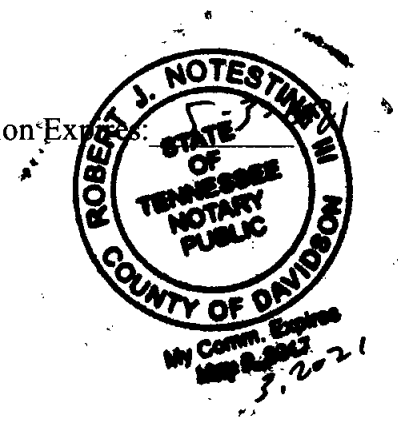
Witness my hand this 26 day of February, 2019.

Dorthie R Hughes by Linda L Black, Attorney in Fact
Dorthie Ryan Hughes
By: Linda L. Black, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Linda L. Black, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of Dorthie R. Hughes and who acknowledged that she executed the same as the free act and deed of Dorthie R. Hughes.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of February, 2019.




Notary Public

My Commission Expires: