This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3638

Karen Johnson Davidson County
Batch# 207493 DEEDWARR
03/19/2019 10:21:32 AM 2 pgs
Fees: $13.00 Taxes: $1,137.75

20190319-0024822

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $307,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2019

Notary Public
My Commission Expires: 1-24-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derral R. Combs and Debra Combs 438 Annex Avenue Nashville, TN 37209	Bank of America 4500 Amon Carter Blvd Ft. Worth TX 76155	090-15-0-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Cleo M. Groves II and spouse, Rebekah L. Groves**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Derral R. Combs and Debra Combs, husband and wife**, hereinafter called the Grantee(s), his/her/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 Lot No. 1072 on the Plan of Charlotte Park, Section 15, of record in Book 3300, Page 75, Register' s Office for Davidson County, Tennessee. Said Lot No. 1072, which is a corner lot, fronts 119.71 feet on the broken Northeasterly margin of Galaxie Drive and fronts 100.0 feet on the Southeasterly margin of Annex Avenue, said frontages being joined by a curve having a length of 39.3 feet, and extends back 128.0 feet on the Northeasterly line and 119.25 feet on the Southeasterly line to a point of intersection. Included in the above description but excluded therefrom is the following conveyance to the Metropolitan Government of Nashville and Davidson County of record in Doc. No. 20040109-00036221 described as follows:
Beginning at a point in the Southerly margin of Annex Avenue, said point being the Northwesterly corner of the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, said point being the Northeasterly corner of the tract herein described;
Thence, a common line with the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, South 31 degrees, 39 minutes, 00 seconds East, 10.00 feet;
Thence, crossing the Ervel E., Linda and Nita D. Collins property, as of record in Deed Book 9732, Page 396, Register's Office for Davidson County, Tennessee South 58 degrees, 17 minutes, 57 seconds West, 22,00 feet;
Thence, North 31 degrees, 39 minutes, 00 seconds West, 10.00 feet;
Thence, with the Southerly margin of Annex Avenue, North 58 degrees, 17 minutes, 57 seconds East, 22.00 feet to the point of beginning.
Containing 220 square feet or 0.005 acres, more or less.

Being the same property conveyed to Cleo M. Groves, II and spouse, Rebekah L. Groves by Warranty deed from Nita D. Collins, unmarried Ervel E. Collins and spouse Linda Collins of

record in Instrument No. 20050701-0076022 Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on July 01, 2005.

This is ☒ improved or ☐ unimproved property located at: **438 Annex Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of March, 2019.

GRANTOR:

Cleo M. Groves II

Rebekah L. Groves

Rebekah L. Groves

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cleo M. Groves, II and Rebekah L. Groves, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of March, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21