WARRANTY DEED

Karen Johnson Davidson County
Batch# 209651 DEEDWARR
03/25/2019 12:08:36 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190325-0026761

LISA J. 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 $365,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF MARCH, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

D

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9841

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Jenna M.Cristino and Vito Anthony Cristino	FIRST COMMUNITY MORTGAGE, INC.	091-05-0-080.00 (Parent Parcel)
613B Waco Dr	262 ROBERT ROSE DRIVE STE. 101	
Nashville, TN 37209	MURFREESBORO TN 37129	

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

CURTIS GROVES AND BRIAN CHESTER*

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

JENNA M.CRISTINO, AND VITO ANTHONY CRISTINO TENANCY BY ENTIRETY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 613B Waco Dr, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of March, 2019.

Curtis Groves

Brian Chester

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, CURTIS GROVES AND BRIAN CHESTER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of March, 2019.

Notary Public

My Commission Expires:

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

19-9841

EXHIBIT A - LEGAL DESCRIPTION

A certain unit located in Davidson County, Tennessee, being known and designated as Uhit No. B of 613 Waco Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 613 Waco Townhomes, a Horizontal Property Regime, of record in Instrument Number 20171208-0125566, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed by Warranty Deed from Debra J. Tarver, unmarried to Curtis Groves and Brian Chester as recorded on the 5th day of September, 2017 in Instrument No. 20170905-0091129; part of Quitclaim Deed from Lee Tylor Edwards to Debra J. Tarver, a married woman as recorded on the 10th day of January, 2014 in Instrument No. 20140110-0002749 and part of Warranty Deed from Kevin Wayne Morgan and wife, Teresa Gayle Morgan to Lee Tylor Edwards, unmarried as recorded on the 16th day of November, 2006 in Instrument No. 20061116-0142434, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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 SECTION TWO, MOSS-WOOD SUBDIVISION, as recorded in Plat Book 2900, Page(s) 123.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171208-0125566.

5. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3157, Page 606.