WARRANTY DEED

Karen Johnson Davidson County
Batch# 213792 DEEDWARR
04/04/2019 09:15:11 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190404-0030665

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1 DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-24-22

K NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-9873

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel S. Arcand	United Wholesale Mortgage	
605 Annex Ave	585South Blvd. East	090 08 0 198.00
Nashville, TN 37209	Pontiac, MI. 48341	

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, AN UNMARRIED MAN

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

DANIEL S. ARCAND, AN UNMARRIED MAN

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 Lot No. 4 on the Plan of Resubdivision Part of Lot No. 58, West Nashville Annex, of record in Book 3842, Page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed from Linda J Groves to Curis Groves in Instrument No. 20190307-0021203, in the Registers Office of Davidson County, Tennessee. Further being the same property conveyed by Warranty Deed from Jerry W. Atler, and wife, Edna E. Atler to Linda J. Groves, as recorded on the 1st day of October, 2018 in Instrument No. 20181001-0096926 and Warranty Deed from Howard C. Duke to Jerry W. Atler and wife, Edna E. Atler, as recorded on the 25th day of March, 1998 in Deed Book 10853, Page 39, in the Registers 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 RESUBDIVISION PART OF LOT NO. 58, WEST NASHVILLE ANNEX, as recorded in Plat Book P3842, Page(s) 263.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4395, Page 720.

5. Easement for Tennessee Electric, recorded in Book 787, Page 60.

This is improved property known as 605 Annex Ave, 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 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~~ 1ST day of April, 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 1ST day of April, 2019.

Notary Public

My Commission Expires: 3/15/2020

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