WARRANTY DEED

Karen Johnson Davidson County
Batch# 216701 **DEEDWARR**
04/12/2019 09:22:01 AM 2 pgs
Fees: $13.00 Taxes: $656.75

20190412-0033464

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5TH~~ DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

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
L.A.N.D. Group LLC, a Tennessee Limited Liability Company	Studio Bank	09008014400
(NAME)	(NAME)	
9308 Chevoit Drive	124 12th Avenue South, Suite 400	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37203	
(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, I, **Faith J. Groves,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **L.A.N.D. Group LLC, a Tennessee Limited Liability Company,** 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. 68 on the Re-subdivision of Lot 68 of the Moss-Wood Subdivision and Lot 2 of the Re-Subdivision of Lot No. 38, B.F. Cockrill Estate of record in Instrument No. 20170731-0077369, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Curtis M. Groves, married by deed dated September 29, 2005 from Isaac P. Connor and wife, Cleddie J. Connor of record in Instrument No. 20050930-0117795, Register's Office for Davidson County, Tennessee. Thereafter Curtis M. Groves conveyed his interest in same property to Faith J. Groves by deed dated November 1, 2018 of record in Instrument No. 20181109-0110891 as corrected by Scrivener's Affidavit of record in 20190130-0008668, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 732 Croley Drive, Nashville, TN 37209
(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.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Witness my/our hands this **5th** day of **April, 2019.**

Faith J. Groves

State of Tennessee
County of Davidson

On this 5th day of April, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Faith J. Groves, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 5th day of April, 2019.

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

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

File No.: 19-L.A.N.D.