WARRANTY DEED

Karen Johnson Davidson County
Batch# 256595 DEEDWARR
07/15/2019 08:17:09 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20190715-0068485

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOANN POTTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

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
Cloud10 Enterprises, LLC., a Georgia limited liability company and Vesta & Vulcan Builders, LLC, a Tennessee limited liability company	Cloud10 Enterprises, LLC., a Georgia limied iability company and Vesta & Vulcan Builders, LLC, a Tennessee limited liability company	09106008900
(NAME)	(NAME)	
7804 Aslan Court	7804 Aslan Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cloud10 Enterprises, LLC., a Georgia limied iability company and Vesta & Vulcan Builders, 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:

Being Lot No. 22 on the plan of West Park Addition, of record in Book 2330, Page 39, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 52 feet on the northwesterly side of Carl Place and runs back between parallel lines 125 feet to a dead line in the rear.

Being the same property conveyed to Faith J. Groves by deed dated November 1, 2019 from Curtis Groves of record in Instrument No. 20181109-0110891, Register's Office for Davidson County, Tennessee and being the same property previously conveyed to Curtis Groves by deed from Oldham Investment Properties, LLC of record in Instrument No. 20070131-0012778, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5922 Carl Place, 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.

Witness my/our hands this **25th** day of **June, 2019.**

Faith J. Groves

State of Tennessee
County of Davidson

On this 25th day of June, 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 25th day of June, 2019.

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

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

File No.: 19-Cloud10