WARRANTY DEED

Karen Johnson Davidson County
Batch# 283631 DEEDWARR
09/10/2019 11:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,085.40
20190910-0091378

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,350.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1268LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Michelle Lee Schreiber	Capstar Bank	090 08 0 139.00
742 Croley Drive	2002 Richard Jones Rd. Ste. 300A	
Nashville, TN 37209	Nashville TN 37215	

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 JAMES RITCHIE PARRIS*

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

MICHELLE LEE SCHREIBER, AN UNMARRIED WOMAN

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 742 Croley Drive, 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 our hand on the 10th day of September, 2019.

Curtis Groves

James Ritchie Parris

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 JAMES RITCHIE PARRIS, 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 10th day of September, 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

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 63 on the Map of Moss-Wood Subdivision, as of record in Book 2663, Page 102, Register of Deeds Office for said County.

Said Lot No. 63 fronts 50 feet on the Easterly side of Croley Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Curtis Groves and James Ritchie Parris, by Warranty Deed from Dorthie Ryan Hughes, a widow, of record in Instrument No. 20190227-0017562, in the Register's Office of Davidson County, Tennessee, dated February 26, 2019 and recorded February 27, 2019.

Being the same property conveyed to Kenneth E. Hughes and wife, Dorthie Ryan Hughes, by Quitclaim Deed from Kenneth E. Hughes, of record in Book 6277, Page 403, in the Register's Office of Davidson County, Tennessee, dated April 20, 1984 and recorded April 25, 1984.

Being the same property conveyed to Kenneth E. Hughes, by Quitclaim Deed from JoAnne M. Hughes, of record in Book 6187, Page 494, in the Register's Office of Davidson County, Tennessee, dated November 17, 1983 and recorded December 5, 1983.

Being the same property conveyed to Kenneth E. Hughes and wife, JoAnne M. Hughes, by Warranty Deed from Charles A. Yancey and wife, Elizabeth Reynolds Yancey of record in Book 4979, Page 553, in the Register's Office of Davidson County, Tennessee, dated December 15, 1975 and recorded December 15, 1975.

***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 Moss-Wood, as recorded in Plat Book 2663, Page(s) 102.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 2/12/23