FILE NUMBER
GRN-1908780-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 292709 DEEDWARR
09/27/2019 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190927-0098706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Alexander Fyffe Brandau IV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of September, 2019

Notary Public

MY COMMISSION EXPIRES: 07/09/2020
(AFFIX SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alexander F. Brandau, IV and Elizabeth G. Brandau	Citizens Bank, N.A.	090 16 0 329.00
(NAME)	(NAME)	
1109 Tyne Blvd.	P.O. Box 202060	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Florence, SC 29502-2060	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Curtis M. Groves**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Fyffe Brandau, IV and Elizabeth Griggs Brandau, husband and wife,** 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. 1354 on the Plan of Charlotte Park, Section 24, Revised, of record in Book 4300, Page 171, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Said Lot No. 1354 fronts 100.69 feet on the Northwesterly margin of Thunderbird Drive and extends back 162.30 feet on the Northeasterly line and 120.40 feet on the Southwesterly line in the rear measuring 85.02 feet thereon.

Being the same property conveyed to Alvin Wilson and wife, Barbara Wilson by Warranty Deed from J.C. Howard and wife, Jean H. Howard, as tenants in common dated September 16, 1991 and recorded September 17, 1991 in Book 8444, Page 32, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Curtis M. Groves by Warranty Deed from Barbara Wilson dated April 01, 2019 and recorded April 02, 2019 as Instrument No. 20190402-0029615, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 6330 & 6332 Thunderbird 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 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 our hands this 24th day of September, 2019

Curtis M. Groves

STATE OF TENNESSEE

COUNTY OF DAVIDSON

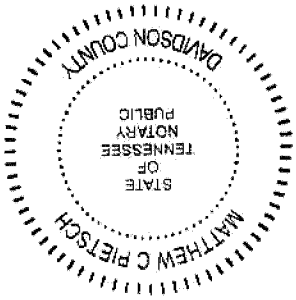
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Curtis M. Groves, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2019.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)



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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or 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 to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)