Karen Johnson Davidson County
Batch# 445022 DEEDWARR
07/28/2020 03:06:30 PM 2 pgs
Fees: $13.00 Taxes: $1,357.90
20200728-0082928

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $367,000.00.

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Affiant

Subscribed and sworn to before me, this 27th **day of July, 2020.**

Notary Public
My commission expires: 9-18-2023

06-2007-77490

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tonya France 6036 Hagars Grove Pass Hermitage TN 37076	Same As Owner	098-10-0-A-010.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry B. Groomes and wife, Nancy L. Groomes**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tonya France, a single woman**, hereinafter called the Grantees, their successors 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. 10, on the Plan of Phase One, Hagars Grove, of record in Instrument No. 20040614-0069738, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barry B. Groomes and wife, Nancy L. Groomes by deed from Kenneth R. Clayton and wife, Joyce A. Clayton, dated May 20, 2013, recorded May 22, 2013, of record in Instrument No. 20130522-0051926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6036 Hagars Grove Pass, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 24th day of July, 2020.

Barry B. Groomes

Nancy L. Groomes

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Barry B. Groomes and Nancy L. Groomes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 24 day of July, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the 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.

Tameika Jones

State of Tennessee
County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY