Karen Johnson Davidson County
Batch# 485001 DEEDWARR
09/29/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20200929-0111800

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 200829617** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $175,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of September, 2020.<br><br>Notary Public<br>My Commission Expires: |

GREGG W. CLARK
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
DECEMBER 12, 2022
WILSON COUNTY

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Nicholas Groover and Sarah Groover<br>1031 Rachels Square Drive<br>Hermitage TN 37076 | Send Tax Bills To:<br>SWBC<br>9311 San Pedro #100<br>San Antonio, TX 78216 | Tax Information:<br>Tax Parcel ID No.<br>075-11-0-270.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corey Smith, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Groover , an unmarried man Janie J. Groover, an unmarried woman, Joint Tenants with Rights of Survivorship,**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96-B on the Plan of Rachel's Square, Section Two of record in 6200, page 42 and shown on the Zone Lot Division, Lots 80 through 107, inclusive, Rachel's Square (now Colony Downs), Section Two of record in Plat Book 6250, Page 542, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Corey Smith, unmarried by Warranty deed from Lawanda S. Rutledge, unmarried of record in Instrument No. 20080208-0013303 Register's Office for Davidson County, Tennessee, dated February 06, 2008 and recorded on February 08, 2008.

Kecia Smith joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Corey Smith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 542, and Book 6250, Page 538, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6619, Page 777, and as amended in Book 8030, Page 757, Book 6519, Page 512, Book 6615, Page 777, Book 6455, Page 135, Register's Office

for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Rachel's Square HOA of record in Book 6683, Page 576, in the Register's Office for Davidson County, Tennessee.

Charter of Colony Downs Homeowner's Association of record in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

By-Laws of Colony Downs Homeowners' Association of record in Book 6619, Page 782, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20150211-0012558, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1031 Rachels Square Drive Hermitage TN 37076

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 17th day of September, 2020.

Corey Smith

Kecia Smith

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Corey Smith and Kecia Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2021

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make 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 to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

