This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3786**

Karen Johnson Davidson County
Batch# 546366 **DEEDWARR**
01/05/2021 10:27:27 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20210105-0001405

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Steven E. Groom, married,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kimberly K. Anderson, married**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 108 as shown on the Revised Plan of Burton Hills Village of Ravenwood Tract 20, of record in Book 6900, page 222, as revised in Book 6900, page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven E. Groom by Warranty Deed from Carolene Cothren Lewis, dated 10/28/2005 and filed for record on 11/02/2005 in Instrument Number 20051102-0132401, Register's Office for Davidson County, Tennessee.

This is improved property also known as 70 Ravenwood Hills Circle, Nashville, Tennessee 37215.

Map and Parcel: 131060C06900CO

Grantor affirms this property was never a marital homestead.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 31st day of December, 2020.

Steven E. Groom -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven E. Groom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31st day of December, 2020.

NOTARY PUBLIC

(SEAL)

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$345,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 31st day of December, 2020.

Affiant

NOTARY PUBLIC

(SEAL)

My commission expires: 11-24-2024

Grantee(s) Name, Address:	Send Tax Statement To:
Kimberly K. Anderson	NEW OWNER
1007 Greenwich Park	SAME
Nashville, TN 37215	