THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132567** Karen Johnson Davidson County Batch# 575866 **DEEDWARR** 02/23/2021 01:57:56 PM 2 pgs Fees: $13.00 Taxes: $1,498.50 20210223-0022233	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2021. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: Vincent Candialora and Cynthia Candialora 836 Aimes Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0A-160.00 CO

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, **Adam William Groom Husband and Anna Margaret Groom, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vincent Candialora and Cynthia Candialora, husband and wife,** ("Grantees"), their 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(s) 144, as shown on the map entitled Boone Trace at Biltmore, Section Three, of record in Plat Book 9700, page s 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM WILLIAM GROOM and ANNA MARGARET GROOM, HUSBAND AND WIFE, by deed from MICHAEL P. KING and wife, MELISSA DANIELLE KING, of record in Instrument No. 20150930-0099485 , dated September 28, 2015 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 126-15-0A-160.00 CO.

Matters shown on the Plan of record in Plat Book 9700, page s 758- 759, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7265, page 657 and amended in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817 and Instrument No. 20010717-0075902, said Register's Office. Overhead Line Easement of record in Book 8992, page 6 2 , said Register's Office.

Easement and Right of Entry Agreement Underground of record in Book 9665, page 420 , said Register's Office.

Agreement for Dedication of Public Utilities Easement(s) of record in Instrument No. 20040204-0013636, said Register's Office.

This is improved property located at 836 Aimes Court Nashville TN 37221

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 12th day of February, 2021.

Adam William Groom by Shira Kingrey, his Attorney-in-Fact

Adam William Groom by Shira Kingrey,
his Attorney-in-Fact

Anna Margaret Groom by Shira Kingrey, her Attorney-in-Fact

Anna Margaret Groom by Shira Kingrey,
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Adam William Groom and Anna Margaret Groom and that she is authorized by Adam William Groom and Anna Margaret Groom to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of February, 2021.

J Anderson

Notary Public

My Commission Expires: _____

