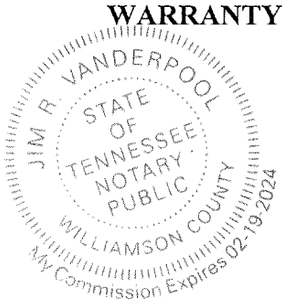
(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$130,000.00~~ $ 260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2432A

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian Chester and Curtis Groves	NEW OWNER	
531 Croley Drive Unit A	7025 Penbrook Dr	
Nashville, TN 37209	Franklin TN 37069	(PARENT) 091 13 0 155.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CURTIS GROVES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN CHESTER AND CURTIS GROVES** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Units No. A & B of 531 Croley Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 531 Croley Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20210817-0111418, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Curtis M. Groves, by Quitclaim Deed from Faith J. Groves, of record in Instrument No. 20181109-0110892, in the Register's Office of Davidson County, Tennessee, dated November 7, 2018 and recorded on November 9, 2018.

Being the same property conveyed to Curtis M. Groves, married by Warranty Deed from Isaac P. Connor and wife, Cleddie J. Connor, of record in Instrument No. 20050930-0117795, in the Register's Office of Davidson County, Tennessee, dated September 29, 2005 and recorded on September 30, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Crolywood Subdivision, Section II, as recorded in Plat Book 1130, Page(s) 100.

4. Declaration of Covenants, Conditions and Restrictions establishing 531 Croley Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20210817-0111418, in the Register's office for Davidson County, Tennessee,

This is Improved property known as 531 Croley Drive Unit A, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 709663 DEEDWARR
09/03/2021 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20210903-0118691

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 31st day of August, 2021.

8-31-21

Curtis Groves

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CURTIS GROVES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2021.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

I Lisa Allard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 31, 2021.

Lisa Allard, Affiant August 31, 2021

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this August 31, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024