G#36464-5

Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 962368 DEEDWARR
01/19/2023 10:06:25 AM 2 pgs
Fees: $13.00 Taxes: $2,874.90
20230119-0004339

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$777,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2023.

Notary Public

My commission expires: Sept. 8th, 2026
(AFFIX SEAL)

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary P. Byars	**"NEW OWNER"**	**131-01-0-B-131.00**
11 Redbud Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Margaret C. Groos, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary P. Byars, a single person

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:

LAND in Davidson County, Tennessee, being Lot No. 11, on the Plan of Redbud, a Planned Residential Development, of record in Plat Book 4675, Page 137, Register's Office for Davidson County, Tennessee, and as amended in Book 4910, Page 872; Book 4937, Page 346, Book 4953, Page 846; and Book 5003, Page 925, together with the appurtenant interest in the common areas as shown on said plan, to which plan reference is made for a more complete description.

BEING the same property vested in Margaret C. Groos, by Warranty Deed dated July 31, 2002, from Martha S. Landen, an unmarried person, of record in Instrument No. 20020805-0093139, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Margaret C. Groos pursuant to a Durable General Power of Attorney executed on the 20th day of May, 2016, of record in Instrument No. 20230119-0004338, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR'S SPOUSE.

THE conveyance of the above described parcel of land is subject to the following:

1) Agreement for Dedication of Water mains and appurtenances of record in Book 4036, Page 594, Register's Office for Davidson County, Tennessee.

2) All matters as shown on Plan of record in Book 4675, Page 124, said Register's Office.

3) Subject to all matters shown on the Plan of record in Plat Book 4675, Page 137, amended in Book 4910, Page 872; Book 4937, Page 346; Book 4953, Page 846, and Book 5003, Page 925, Register's Office for Davidson County, Tennessee.

4) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4845, Page 935, and amended and restated in Instrument No. 20160218-0015563, 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.

5) Common Area Conveyance to HOA of record in Book 4861, Page 613, in the Register's Office for Davidson County, Tennessee.

6) Homeowner's Association Charter of record in Book 4852, Page 607, in Register's Office for Davidson County, Tennessee.

7) Underground Utility Easement to Metropolitan Government for Nashville/Davidson County, Tennessee of record in Book 4862, Page 366, in the Register's Office for Davidson County, Tennessee.

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

This is improved (__X__) Unimproved (____) property, known as: **11 Redbud Drive, Nashville, TN 37215**

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 is 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/our hand(s) this **18th** day of **January, 2023.**

Margaret C. Groos by Michael W. Groos, Attorney-in-Fact
Margaret C. Groos
By Michael W. Groos, 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 aforesaid, the within named **Michael W. Groos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Margaret C. Groos,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Margaret C. Groos,** for the purpose therein contained, by signing the name of **Margaret C. Groos,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Franklin, Tennessee, this **18th** day of **January, 2023**

M Boyd
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON