WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 147869 DEEDWARR
10/02/2018 09:53:36 AM 2 pgs
Fees: $13.00 Taxes: $688.20

20181002-0097548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of September 2018.

Notary Public

MY COMMISSION EXPIRES: 12/1/2021
(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Stephen Gause and David McCollum	Stephen Gause and David McCollum	072 08 0 165.00
(NAME)	(NAME)	
2712 Bobby Ave	2712 Bobby Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Six Thousand Dollars ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Linda Hargrove Gropp, a married woman, as heir at law of Robert M. Gropp, and Robert James Gropp, a married man, as heir at law of Robert M. Gropp,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto, **Stephen Lee Gause, a married man, and David Gregory McCollum, a married man,** hereinafter called the Grantee, 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. 39 on the map of Happy Valley, Section "C", not of record, described as follows: Beginning on the southerly margin of Bobby Avenue, 100 feet east of the easterly margin of Cooper Lane, being the corner of Lots Nos. 38 and 39; thence with the line between said two lots, southwardly 140 feet; thence eastwardly 75 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, northwardly 140 feet to the southerly margin of Bobby Avenue; thence with the same, westwardly 75 feet to the beginning.

Being the same property conveyed to Robert M. Gropp, unmarried by Warranty Deed from Adrienne J. Hall and husband, William D. Hall dated March 12, 2010 and recorded March 17, 2010 as Instrument No. 201003170019967, in said Register's Office for Davidson County, Tennessee. The said Robert M. Gropp having died intestate on May 28, 2018 leaving Linda Hargrove Gropp, his adult mother, and Robert James Gropp, his adult father, as his surviving heirs at law. See affidavit of heirships recorded simultaneously herewith in Instrument Nos 20181002-0097545 and 20181002-0097546.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-186962SSO

unimproved ☐

This is improved ☒ property, known as 2712 Bobby Ave, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 24 day of September, 2018

Linda Hargrove Gropp, heir at law

Linda Hargrove Gropp, heir at law of Robert M. Gropp

Robert James Gropp, heir at law of Robert M. Gropp

Robert James Gropp, heir at law of Robert M. Gropp, by Anne-Marie Malone as attorney in fact

Robert M. Gropp, by Anne-Marie Malone as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Linda Hargrove Gropp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained and Anne-Marie Malone, as attorney in fact for James Robert Gropp, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowleged that she executed the within instrument pursuant to a Limited Durable Power of Attorney, recorded simultaneously hereiwth, for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

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