Karen Johnson Davidson County
Batch# 213130 DEEDWARR
04/03/2019 09:16:38 AM 2 pgs
Fees: $13.00 Taxes: $1,317.20
20190403-0030025

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $356,000.00.

Affiant

Subscribed and sworn before me this the 29th day of March, 2019.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samuel J. McCullough & Jeffrey D. McCullough 2712 Bobby Ave Nashville, TN 37216	NEW OWNER	072-08-0 165.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN LEE GAUSE, A MARRIED MAN AND DAVID GREGORY MCCOLLUM, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAMUEL J. MCCULLOUGH, UNMARRIED AND JEFFREY D. MCCULLOUGH, MARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

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 Stephen Lee Gause, a married man, and David Gregory McCollum, a married man, from 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 by Warranty Deed dated September 26, 2018 of record in Instrument No. 20181002-0097548 Register's Office of Davidson County, Tennessee.

Stephen Lee Gause and David Gregory McCollum warrant that this property is not their marital residence and that this property is for investment purposes only.

Subject to all Easements and Restrictions of record.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 29th day of March, 2019.

Stephen Lee Gause

David Gregory McCollum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen Lee Gause and David Gregory McCollum, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of March, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022