THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26777

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 569,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF November 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File #14295

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ute W. Strand	Movement Mortgage LLC	MAP 11702015100
2321 Springdale Drive	8024 Calvin Hall Rd	PARCEL
Nashville, TN 37215	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Bobbie I. Grubb**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ute W. Strand and John Neuhoff, III, wife and husband**

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 the westerly part of Lot No 2, Block 2, on the Plan of Hampton's Subdivision of Stokes Tract, as of record in Book 974, page 24, Registers office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Springdale Drive, said point being the common corner of Lots 1 and 2; thence northwardly with the line between said two lots, 273.4 feet to the common corner of said two Lots; thence southeastwardly along the northerly rear line of said Lot No. 2, southwardly along a line parallel to and 25 feet, westerly from the line between Lots No. 2 and 3, 266 feet, more or less, to a point in the northerly margin of Springdale Drive, thence westwardly with said margin of Springdale Drive, 125 feet more or less to the point of beginning.

Being the same property conveyed to Warner C. Grubb and wife Bobbie I Grubb by Warranty Deed from Phillip Brodnax, Jr. and wife Dorothy Viola Bradnaz, as of record in Book 3788, page 669, Registers office for Davidson County, Tennessee.

The said Warner C. Grubb having since died, December 9, 2017, leaving Bobbie I. Grubb as the surviving tenant by the entireties.

Bobbie Isom Grubb and Bobbie I. Grubb are one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmer regulations.

Karen Johnson Davidson County
Batch# 316330 DEEDWARR
11/15/2019 10:32:22 AM 2 pgs
Fees: $13.00 Taxes: $2,105.30

20191115-0118000

This is ( ) UNIMPROVED

(X) IMPROVED property known as **2321 Springdale 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, 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, 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 hand( ) this the 11th day of November, 2019.

Bobbie I. Grubb

Bobbie I. Grubb

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bobbie I. Grubb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of November, 2019.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

_____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor_, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of November, 2019.

My Commission expires: _____

_____
Notary Public