PREPARED BY: **RETURNED TO:**
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$425,000.00** (Four Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of June, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7/5/21

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 413927 **DEEDWARR**
06/12/2020 12:53:41 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200612-0060421

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Maxwell Robert Stoffer & Delores A. Stoffer 116 40th Avenue North Nashville, TN 37209	New Owner	10401027500

WARRANTY DEED

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, I/WE, **THOMAS ROBULACK, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MAXWELL ROBERT STOFFER, UNMARRIED MAN AND DELORES A. STOFFER, MARRIED WOMAN, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 28 on the plan of part of West Grove Subdivision, as of record in Book 421, page 87, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the easterly side of 40th Avenue North, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Thomas Robulack, unmarried, by deed from Christie Stewart, Trustee under the Irrevocable Trust Agreement of Gerald W, Compton and Sandra D. Compton dated July 7, 2015 of record in Instrument No. 20190408-0031556, dated April 4, 2019 and recorded April 8, 2019, Register's Office for Davidson County, Tennessee.

Being also known as 116 40th Avenue North, Nashville, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **116 40TH AVENUE NORTH** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number

GTE File: 2020055617

WITNESS, this 9 day of June, 2020

Thomas Robulack

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA)

On this 09 day of June, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas Robulack** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 09 day of June, 2020.

Notary Public

Commission Expires: Oct 21, 2023

R. C. SINGH
Notary Public - California
Santa Clara County
Commission # 2306779
My Comm. Expires Oct 21, 2023

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Santa Clara)ss. On 06/09/2020 before me R.C. Singh, Notary Public, personally appeared THOMAS ROBULACK, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certif, under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

LTSR Number:

GTE File: 2020055617